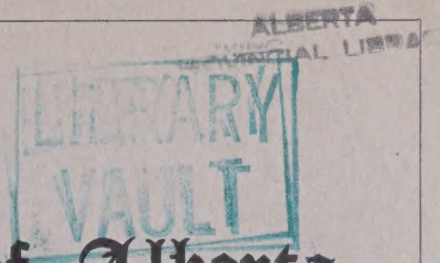


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Vol 42



The Province of Alberta

THE ROYAL COMMISSION ON METROPOLITAN
DEVELOPMENT
OF EDMONTON AND CALGARY

DR. G. FRED McNALLY,
(Chairman)

G. M. BLACKSTOCK, Esq., Q.C.

PERCY G. DAVIES, Esq., Q.C.

IVAN C. ROBISON, Esq.

CHARLES P. HAYES, Esq.

DR. H. B. MAYO
(Consulting Economist)

Wm. McGRUTHER, Esq.
(Commission Secretary)

PROCEEDINGS

DATE March 8th, 1955.

VOLUME 42.

The Court House
EDMONTON - ALBERTA
SUPREME COURT REPORTERS, EDMONTON

VOLUME 42

March 8th, 1955

I N D E X

WITNESSES:

R. E. MOFFAT

Examination by Mr. Garside	5177
Examination by Mr. Brownlee	5222
Examination by Dr. Harries	5249
Miscellaneous examination	5260
Examination by Mr. Davies	5262

GEORGE WILLIAM HOOD

Submission	5267
Examination by Mr. Garside	5290
Examination by Mr. Moffat	5297
Examination by Mr. Brownlee	5301
Examination by Mr. Robison	5302
Examination by Mr. Blackstock	5316
Examination by Mr. Davies	5320

VOLUME 42

March 8th, 1955

EXHIBITS

<u>No.</u>	<u>Description</u>	<u>Filed at</u>
218E	Brief of the Belmont Ratepayers Association	5290
219E	Map produced by Belmont Ratepayers Association	5290

THE SITTINGS OF THE ROYAL
COMMISSION ON METROPOLITAN
DEVELOPMENT OF CALGARY AND
EDMONTON, held at the Court
House, Edmonton, Alberta,
on Tuesday, the 8th day of
March, A.D. 1955 at 9:45 a.m.

THE CHAIRMAN: Gentlemen, I remind you that yesterday in response to a question of mine, Mr. Garside said that he thought probably the City's case might be concluded so far as Mr. Moffat is concerned during this morning, or by noon say. Then the Commission has had under consideration, the remaining briefs which we are to hear, plus the evidence of the City Commissions, and Mr. Pollock if it is decided to call Mr. Pollock. Now, that seems to be a preview of the situation. We think that with the conclusion of the cross-examination of Mr. Moffat, that then we should probably interrupt the City's presentation long enough to have before us, or have presented at least, the briefs of Division 3 of the Stony Plain Municipal District, and the Belmont Ratepayers Association. Our reason for that being that in the Belmont presentation there are some reflections on the City which is just possible Mr. Garside might like to reply to, or, at least cross-examine the gentleman who represents those ratepayers. Now, this is the order then in which we propose to proceed. After the conclusion of the cross-examination of Mr. Moffat, then, either Mr. Hood or the representative of Strathcona, then call the Commissioners, then Mr. Pollock before the Commissioners, and then the Commissioners in whatever

- 11 -

THE SITTINGS OF THE HOUSE
COMMITTEE ON AGRICULTURE
HEARINGS ON A BILL
INTRODUCED BY SENATOR
HARRIS, OF CALIFORNIA,
ON FEBRUARY 1, 1944
AT WASHINGTON, D.C.

THE CHAIRMAN: Gentlemen, I would like to hear from you
response to a question of mine, Mr. Butler. I am
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THE CHAIRMAN: (Cont.) order you decide to bring them.

That is clear now is it?

MR. GARSIDE: Belmont will be after Mr. Moffat?

THE CHAIRMAN: Yes.

MR. MOFFAT: Mr. Chairman, you said Strathcona, I think you meant Stony Plain didn't you?

THE CHAIRMAN: Oh, did I say Strathcona, Strathcona is so much in my mind that I might be forgiven for saying Stony Plain, I mean Strathcona instead of Stony Plain yes, it is division 3 of the Stony Plain Municipal District that I should have said, Now, Mr. Garside, I think you have the floor.

MR. BROWNEE: I wonder Mr. Chairman if he would relinquish it just for a moment?

THE CHAIRMAN: I am sure he would.

MR. BROWNEE: I thought it might be of interest to the Commission to refer you to the January, February 1955 issue of the Canadian Tax Journal, which is published by the Canadian Tax Foundation. In that part of the issue which is entitled facts and opinions, there is an extract commencing on page 3, which I think you might find interesting, and it is quite brief. If I might read it then, the heading is, "Business and the Schools."

"In both east and west, business is being drawn more and more closely into the web of school financing.

In Nova Scotia the recent report of the Royal Commission on educational finance, called the Pottier Commission. Recommended steeper taxation on business

THE CHAIRMAN: (1952) I am sure you have heard of the

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THE CHAIRMAN: Yes.

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R. E. Moffat - Garside ex.

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MR. BROWNLEE: (Cont.) " for support of the schools.

British Columbia and the other extremity of the country is in the throws of a province wide equalization of property assessment for school tax purposes, and along with this agonizing process, business machinery and equipment is for the first time being added to the taxable assessment."

That was the portion I thought might be of interest.

THE CHAIRMAN: Thank you very much, Mr. Brownlee, I think that is of interest.

DR. HARRIES: I may say Mr. Chairman, we also have available, as probably the Commission does, the Royal Commission report of Nova Scotia.

THE CHAIRMAN: I haven't seen it Doctor Harries, this is the budget report?

MR. GARSIDE: Doctor Mayo has it.

THE CHAIRMAN: Doctor Mayo has it, thank you very much.

MR. ROBISON: There is quite an argument against the sort of thing they are doing in B.C., as you know?

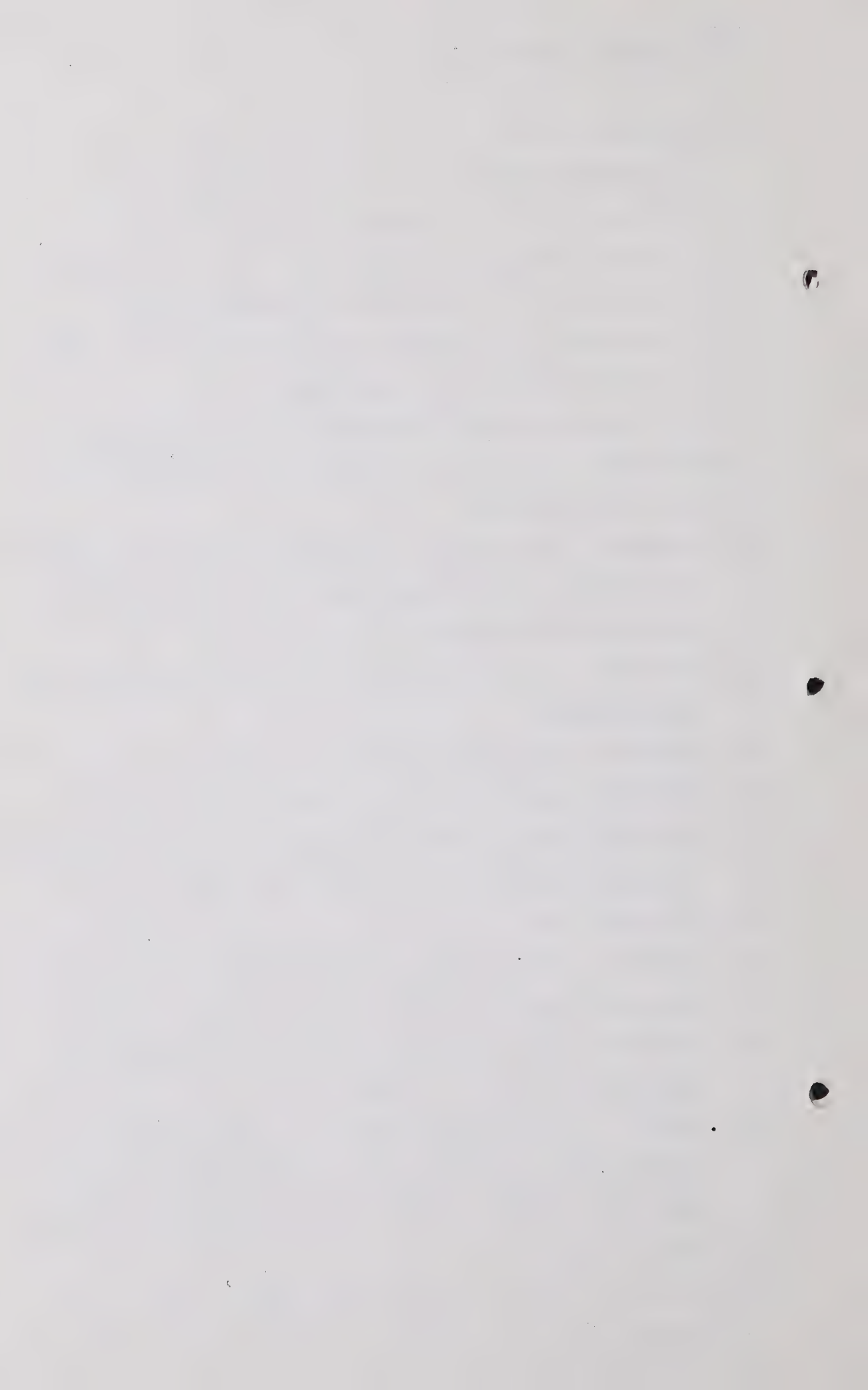
MR. BROWNLEE: Yes.

MR. ROBISON: But, it would be interesting to find out what they are really up to out there.

THE CHAIRMAN: Now, we would be interested in finding out what you are up to Mr. Moffat?

MR. MOFFAT: Mr. Chairman, just at the outset, could I enquire, were you able to hear me yesterday, I am down below the rim here a little, and I wondered if you could hear me or not?

THE CHAIRMAN: I think I heard everything, as far as I am concerned. It is a question of seeing you that some



THE CHAIRMAN: (Cont.) of the Commissioners were worried about.

MR. ROBISON: We are sitting on the evidence very carefully, and we can see you better than we did yesterday.

THE CHAIRMAN: I refuse to sit on any evidence yet.

MR. DAVIES: We have heard you so much now Mr. Moffat, we are all becoming lip readers.

MR. MOFFAT: Not mind readers?

MR. DAVIES: That also.

MR. GARSIDE: Well, Mr. Moffat, I will now take you to page 39 of the Strathcona brief, where I quote these words. "Relating the actual mill rate levied in Edmonton and the District respectively. If Mr. Moffat's table is accepted, then the per capita tax in the district is some \$24.00 higher than in Edmonton". I would like you to make some comments on that?

MR. MOFFAT: This is a suggestion that the per capita tax is higher in Strathcona than it is in the City. That of course includes the tax on the industrial plants, and, if you add that in and get the total taxes paid in the district, divided by the number of people in the district, you get a higher figure. It is the old example of one horse and one rabbit, and when you average them together you get a pretty heavy rabbit. But, it doesn't represent what the average weight of rabbits is any more than it represents what the average weight of taxation is on the individual tax payer in that community.

- 5181 -

A (Cont.) Now, I haven't got any exact figures as to what tax is paid by the individuals in the community, but, we do have pretty good evidence that the assessments there are about in line; I think Mr. Harries confirmed at one stage that he thought the assessment level in Strathcona was about in line with the assessment level in Sturgeon, Morinville, and Stony Plain. Therefore, all you had to do to compare the tax on a farm was to look at the mill rate. Now, we also have the evidence of Mr. MacDonald with respect to the assessments which they found in the Terrace Heights area, which indicated that the assessments in there were not far out of line with the assessments put on that same property by the City in total. There were differences in individual items, but, the total was about the same, so, again the only comparisons in terms of tax burden would be the difference in the mill rate. Now, the mill rate has been 25 in Strathcona and has been 53 in the City, so that indications from both of those facts would be that the tax on an individual in the area is about half to what it is in the City. Then, if of course you add on to that the very very large taxes on those five or six big plants, and divide that by the number of people in the community, you get a high industrial tax per person in the area. That doesn't mean that those people in the area are paying the tax. It is a very fine thing, I would like to be in that kind of district myself that had a high per capita tax in that sense. It is a high revenue true, but, it is not a high burden of tax on individuals in the community.

MR. GARSIDE: Now, on page 40 you stated that the farm

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Q (Cont.) population is paying 8.3% of their income as property tax, and non farm population is paying only 3.67% of income. Now, what would you say about that type of average?

A That is in reference to Table 12 which gives the information for the Province of Alberta, and it is perfectly true that the farm population seems to be paying quite a bit higher taxes in the sense that their municipal taxes are a higher proportion of their cash income, or even of their total income if you add in their non cash income they are still paying a higher proportion of their total income for municipal taxes. That is the true situation, I think, throughout the whole of Western Canada, and, it is a situation that needs to be taken into account very much when one gets to be dealing with the provincial policy in respect to assistance to municipalities. In other words, the provincial policy assistance to municipalities should I am convinced, give grants to the rural areas a little bit larger than to the cities, for this very reason, that the burden on the farm population is heavier related to their income, or stated the other way around their ability to pay is a little less relative to the taxes they are called on to pay. Now, that is perfectly true when you are dealing with a general pattern of agricultural areas as compared with urban areas. But, that is not what we are dealing with here, what we are dealing with here is one particular municipal district, and, of course there is no information comparable to this, for that one municipal district. But, we do know from the information we just discussed, that in general that municipal district

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A (Cont.) is paying taxes on individuals, on individual farms about half the level which applies to the other, adjoining municipal districts. So that one figure alone would mean their burden on individual property owners in that municipal district was very much lower than the general figures for the average over the whole province. Secondly, even granting that something should be done for farmers in rural areas, you are not going to do anything for the basic farmers in the basic rural areas of Alberta by leaving this industrial assessment in Strathcona. You are only helping one small group, about, I don't know what it is, 1200 farmers, or something in that municipality, and therefore, I think it is completely irrelevant to look at the general pattern and try to relate it to Strathcona.

MR. DAVIES: Mr. Moffat, where did you get that figure of 1200 farmers. Is that individual, you are thinking now of individual farm units in the total M.D.?

A That is the figure that is reported in the Provincial Department of Municipal Affairs report as to the number of farmers. I had better just check to be sure I gave you the right figure, but, that is the one that stuck in my mind. It is in Exhibit 82 here. The number of present farmers in 1952, Strathcona 1200, Stony Plain 2000, Sturgeon 1536, Morinville 1299, and the others are shown on the same exhibit. That is the information taken from the Provincial Department of Municipal Affairs report.

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MR. GARSIDE: Now, on page 41 and 42 of the brief. It is suggested that the province pay a special grant to the City by reason of the difficulties caused by the rapid flow of population in this area. What I would like to ask you is this, if such grants were paid, would that solve the problem in this area?

A It would help, but it certainly would not solve the main problem. It would help with the financial problem, there is no question of that. It would not in any way assist with the problem of co-ordination of growth, the problem of District Planning Commission type. It would not assist in the lay-out planning development of the area. It would not assist in, well, maybe I should not say it would not assist, but it would not materially assist in eliminating the jockeying and maneuvering between the different government units in the area, who is get industry, and who is not. It would not assist in any of those things materially, but, it would of course help the City in the sense of the corporation of the City of Edmonton, any more money they can get will help sure, that applies no matter from what source they get the additional money. It does not help as I see it, at all, significantly in respect to the creation of a good workable administrative set-up to serve the growing community in this metropolitan area.

Q As a matter of information to the Commission, what would you as an economist, base the claim for special allowance, or how would you suggest it be calculated?

A You mean special allowances --

Q Referred to in paragraph 43, page 43, "the District therefore suggests that the Commission should recommend from the very large revenue being obtained by the Provincial Government from the general oil development, additional special grants should be paid the City of Edmonton". On what basis or formula would you say such a grant should be based?

A Well, I think it is agreed that, as I said a minute ago, anything which will give more money to the City of Edmonton will be welcome, and will help. Now, the only concrete suggestion that I have made, was that the increased population as reflected in the number of school children, would be one of the reasons for increasing the school grants, and suggested it might be done by extending the \$100.00 per additional student above the provincial average. By extending that for a five year period instead for a of one year period, I noticed in some of his evidence, Mr. Harries suggested somewhat similar arrangement should be arranged for general grants to the City, or, to any other municipality which has a very rapid population increase. Certainly, I would not oppose that, I think that would probably be a good idea, but, it would not solve the basic problem of coordination, and development, and growth, in the Metropolitan area.

MR. ROBISON: I don't mind saying as a member of this Commission, I am apprehensive when people start talking about special grants from the provincial government for any area, because of the alleged large oil income. Now, I get nervous at that point, when you are talking about special grants.

A Well, Commissioner Robison, I think there is this about

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A (Cont.) it. It is not an alleged oil income, it is real oil income, there is no question, there is big oil income, and therefore the province is in a position to make grants. Now, that doesn't necessarily mean they should make them, but, it does mean if there are good reasons for making them, the money is there. Now then, you get into the question of what basis should they make them, and how should the total be divided up, and there I agree with you, it should not be in relation specifically to oil.

MR. DAVIES: Excuse me Mr. Moffat, you said about there is a need for them, isn't it the next thing you get into whether or not there is a need?

A That is right.

MR. DAVIES: Right in Calgary and Edmonton so far, I have tried in vain, as far as I am concerned, to find out, whether or not the reasonable saturation point has been reached in the main tax base of the urban centers, mainly real property?

A Yes.

MR. DAVIES: And, I must tell you I don't feel I have been able to have that question answered?

A No.

MR. DAVIES: I don't know, after sitting all these weeks we have in Edmonton and Calgary, whether or not, the two urban centers have actually, or are actually levying what is the proper tax is on real property. Now, I am not saying they are not, all I am saying is that if there is any onus there, and that is the angle Mr. Robison raised, I don't feel it's satisfied yet, and I would like to have it satisfied, and I think it is very important to have it

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MR. DAVIES: (Cont.) satisfied, because, I agree with Mr. Robison on the surface, the fact that the province may have large revenue. I start out on the premise that they have the right to spend that any way they want to. By having created the municipalities, and given them certain responsibilities, if the municipal authorities can show that they haven't got sufficient tax base to accept their responsibilities, then it is pertinent then, to get to the question of grants, and, I don't know yet how we are going to have that onus satisfied?

A Well, the position which the City has taken, is that, that is the question that has ^{to} be discussed in the light of the general situation over the whole province, and therefore, is not really an issue before this Commission. This Commission has to deal with the question of a proper government set-up for the Metropolitan Area. There are certain specific points where something needs to be done in our submission, and we outlined them yesterday, specifically relating to the question of metropolitan administrative organization. There is underlying it, and much more important, in the long run, the major question of a proper basis for municipal finance, and that is more important in the long run, but not a problem that can be dealt with by a Commission dealing only with Calgary and Edmonton. For that reason, we have avoided it completely, and have not attempted to deal with it, and I think to attempt to deal with it would involve us in considerations which would lead us far afield from the major issue. I would go further than that too, if we did get involved in it

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A (Cont.) the chances are that we would spend so much time on that one, that the metropolitan thing would become a small part of the total, and we would lose sight of it. I have always had a very strong feeling that that happened in Manitoba. The committee there tried to deal with the whole subject, administration, creation of boundaries, and so on, as well as finance. The finance problem would have been dealt with anyway because, it is a problem that comes up every year, the municipal associations deal with the governments, the budget is brought into the legislature, the back bench members have their say about it, and they are always talking about finance, so finance gets dealt with. Therefore, when it comes to a Commission dealing specifically with boundaries, it is much better for them to concentrate on boundaries, or something relating to boundaries, and get something done on that one, because, if that one isn't dealt with, ^{and action taken on it} after the Royal Commission it is likely to be side tracked for 25 years before you get another chance to do something about it. But, finance keeps on coming year after year, and for that reason I have proposed to the City officials, and they have concurred in it, that we should not let ourselves get over too far into the major question of what is the proper relationship between the province and municipalities on finance, because, that itself, is too big to get involved in the middle of a Metropolitan Commission.

MR. ROBISON: Well, that's all right, and I agree with your major premise, but, by indirection, and sometimes by direction this Commission has heard that because the

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MR. ROBISON: (Cont.) province has large oil revenues, therefore, something should be done in these two metropolitan areas. Now, as I say I am apprehensive because, we have got to be practical in making recommendations, and, just because the province is supposed to have large oil revenues for us to recommend, because of that, a certain municipal set-up be recommended in these two areas doesn't seem to me to be sound. I think any recommendation must be based on factors that can continue --

A That is right.

MR. ROBISON: -- for example supposing the oil industry came to a dead end here, not because of supplies, but because of conditions in two years, or three years, where would we be on special grants, there is my problem?

A I agree with that 100%, and I think you will find if you go back into the transcript, about the very first day of the Hearing, or if not the first day the second day. I believe it was Commissioner Davies asked me, "Did I have any information with respect to the impact of oil", My reply at that time was, I thought it was not under consideration, that the impact of oil had the effect of increasing population, and the growth of population was a factor, but not simply because it was the impact of oil, but the whole general problem of growing population due to oil and other things was relevant, but not oil as such.

MR. ROBISON: But, Commissioner Davies has always been concerned as he just said with need --

A Yes.

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MR. ROBISON: -- and, if we can show, or, it can be shown to this Commission there is a need, and a special need because of the impact of oil --

A Oh yes, but that is a different thing, that is a different question.

MR. ROBISON: That is the point?

A Yes.

MR. DAVIES: Mr. Moffat, how are we going to get around in our reference on the strength of what you say, the fact that our reference is specific to this, the financing of school and municipal services?

A Yes.

MR. DAVIES: Now, that is just as much in our reference as is boundaries. For myself, I feel we have spent an awful lot of time on boundaries, and the financial aspect as suffered, but, I don't see how we as a Commission can avoid our responsibility and say, "Well, because it's just Calgary and Edmonton we mustn't deal with finances". Our reference says we must deal with the financing of schools and municipal services?

A No, but your reference says, conduct, I will quote this to you, "Conduct the said enquiry into the administration and financing of school and municipal services in the City of Edmonton and surrounding areas, and in the City of Calgary and surrounding areas.". After that it goes on to spell out a few more things in detail, but the real general terms of reference say school and municipal services in these two areas.

THE CHAIRMAN: Sure, that is what he is talking about, he wants to find out whether they are, certainly this

Q. Now, Mr. [Name], how do you

know that the [Name] is a [Name]?

A. I know that the [Name] is a [Name]

because I have seen him [Name] [Name]

Yes.

Q. Now, what is the [Name] [Name]?

A. The [Name] [Name] is a [Name] [Name]

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THE CHAIRMAN: (Cont.) Commission will be very stupid to recommend grants of any sort, or specialties of any sort, unless we could have established in our minds the fact that there is definite and specific need in these two areas. Now, the position that Mr. Davies asked you was, can you, or can anybody else show us that the present tax levy and the amount that the ratepayers of the cities of Edmonton and Calgary are required to pay, is at the breaking point, is near it, are the people here paying too much, or are they not paying as much as they should, and we have no, little or no, I have no recollection of any evidence on the subject. It is just to be assumed tacitly that everybody is paying all the taxes they should. Maybe it's so, but, I would like a little evidence.

DR. HARRIES: I believe sir that the Strathcona brief is the only one in the Edmonton Sittings that has come out and directly recommended that there be paid some type of grant to the City of Edmonton. As I remember the City of Edmonton, specifically stated they were not going to ask for anything, that was at the start of the Hearing?

A That is right.

DR. HARRIES: They took the position, this position was an internal situation that sought its own remedy within the confines of the problem itself, and didn't involve bringing anyone in. I thought it would be useful to the Commission if I just tried to indicate in a very general way, why we made that suggestion. It has been in our view that there are these two problems here, financial, and the planning, and, and after looking very carefully at the suggestion made by the City of Edmonton, we came

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DR. HARRIES: (Cont.) to the conclusion, that internally that kind of adjustment would do nothing but aggravate the financial problem, and only for the fact that it involved additional capital expenditures, not having concern to the mill rate at all, but, just for capital expenditures. So that we felt, that given the attitude of the City of Edmonton, namely, that this is an internal problem, that their solution was completely unrealistic, because, it was quite obvious it could not be solved within what they chose as their terms of reference. It has developed since that time from several other sources, this capital spending problem might be taken care of by a grant from the provincial government. I can say in theory there is no reason why that wouldn't work, but, I tried to suggest several days ago the real difficulty there, is the problem you have just mentioned Mr. Robison; that is, that takes care of just the situation at the moment, but, in order to be effective it must assume that this is going to carry on for years, I don't know how many years, but, it does set a pattern, and it doesn't, there is no obvious end to that kind of assistance. On the basis of that just looking at the financial problem, it appears to us, that unless this was going to be a straight subsidization scheme by the government with no end to it, that the solution didn't lie in that direction, and, so, we said however, that inasmuch as the emphasis, and in the initial part of the Commission the emphasis certainly was on the problems that came to the City of Edmonton as a result of this additional population. Inasmuch as that has been the emphasis, wasn't it reasonable to suggest government

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DR. HARRIES: (Cont.) payments over a limited time, and we suggested five years to assist in that particularly difficult period, and then stop them. Now, I think our recommendation with regard to government payments must be looked at in the way it was stated, namely, it is not a thing that is going to continue on and on, a maximum of five years type of adjustment. I thought it might help in view of the fact that we had made this suggestion, it might help to give you just some of the ideas that prompted that suggestion.

MR. ROBISON: Well, I am grateful for that statement. I must point this out from where I sit, while the terms of reference are for these two Metropolitan areas, so called. From a practical view point, if this Commission recommends special grants to these areas, and those special grants aren't soundly based on the evidence. Other municipalities in this province are going to be interested, and, we, as far as I am concerned, while we are dealing specifically with these two areas, we must bear that in mind. There must be need shown, it must be soundly established, and we just can't go off wandering around because the government is supposed to have a lot of money, and say, "Here, you give ^{us} five or ten million dollars to clean this up, and we'll fix the situation up". Other municipalities are bound to be interested in what this Commission recommends in any way with regard to special grants.

DR. HARRIES: Mr. Chairman, with the greatest respect as a layman, I say that the pattern set by this Commission for the cities of Calgary and Edmonton will go a long

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DR. HARRIES: (Cont.) ways in determining the municipal financial arrangement in the whole of the province. To me the fact that the term of reference consider only Calgary and Edmonton is not going to in any way effect the, what I think is the logical result, namely, the whole municipal pattern is here being examined.

MR. ROBISON: Lethbridge will be interested, Medicine Hat, Red Deer, Drumheller, some of them are expanding now, particularly Lethbridge. You just can't isolate ourselves in a vacuum as far as this Commission is concerned.

MR. HAYES: Well, Mr. Chairman, I thought we had it pretty well understood to start with here what the terms of reference meant. I thought the Chairman was very very specific, and the terms were broad enough to thoroughly go into the metropolitan and city financing, and schools, and municipal work, both in Calgary and Edmonton. We were quite unable to find anybody in Calgary to step before the Commission to tell us that they had reached the peak as it were of city taxes. Up to the present time we have met nobody before this Commission from Edmonton. I suggested ^{there} ~~that~~ the City, more or less, if they wanted assistance, would more or less go through kind of a Means Test. I might make the same suggestion here, in other words, if we don't know, certainly we can't make any recommendation, but, I think the onus is on the City to show need.

MR. GARSIDE: On the question of need, it would depend upon several factors. Now, with great respect I would like to suggest at this time before the Commission. We have two or three basic matters which I believe go some

- 5195 -

MR. GARSIDE: (Cont.) length to answer the question of need. Now, first of all when you speak of need, I take that to mean, not only the need of a person who is in poverty, but, the needs which arise from what I would call the true relationship between the province and the City, and all the municipalities. Now, let us look at two facts, and assuming I am correct in what I say that our assessment is on a realistic basis, then we go to the mill rate, and we find we have a 53 mill rate. Now, a 53 mill rate on a proper assessment is I would suggest a very high mill rate, because in 20 years the individual who owns the property pays the value of that property in taxes. Now, I would suggest that of itself is an important factor to bear in mind. The next thing is this, and as one, as a municipal representative I always felt it has not been sufficiently emphasized, or, it has been emphasized but it has not been sufficiently taken note of, and that is; I and Mr. Hayes too, and other members in the room here have been on many cases with the Provincial Government representing in the one case the rural organizations. In my own case the municipal organizations, and we have asked for money, as if we were asking for a special favor. Now, frankly, my position as a municipal representative is this. The first thing we should find out, what is the proper percentage of responsibility which should accrue to the province, and should accrue to the City. Take just for example the question of education; you all know I am sure one of the aims is that the province should pay 50% of the total costs of education. In the case of Edmonton it pays

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MR. GARSIDE: (Cont.) approximately 15%. Now, is it right, are we correct on the question of percentage. Now, how are you going to measure what is the correct percentage. Is it by reason of the measure of control which the province has over education, because, if that is the measure I think 50% is quite reasonable amount, because, the province fixes the curriculum of a certain minimum kind the provinces have to conform to. It fixes the professional status of the teachers which in turn fixes the amount of salary which will be paid to some degree. So that the question of need in the sense, I think there is certain factors before you now which are indicative of these matters. How perhaps some one can come along, in fact we had one very fleeting glimpse of a taxpayer who was so exasperated, she phoned up to Mr. Hodgson, I think it was Mr. Hodgson, and said, if there was any more taxes paid she was, I don't know what she was going to do, but she had reached a stage in her budget, a position that if there was any more taxes to be placed against her property it would be disastrous. Now, whether you want evidence of that kind from individuals, I don't think you would.

MR. DAVIES: Of course Mr. Garside there is the factor, that we have evidence, that you can't go out and borrow, and you couldn't begin to carry on a capital program which is essential to be carried out, if you had to go out on the money market and get the money?

A Yes, sir.

MR. DAVIES: But, there might be a difference between the inability to go out and borrow large sums of money

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MR. DAVIES: (Cont.) for capital expenditure at economic rates of interest. There might be a difference between that, and on the other hand being able to meet the current needs of the City. Those might be two different things altogether, in other words, it might be very very hard for somebody to go to the bank and borrow money on the one hand, but, it might not be hard for them to go and meet their current expenses, Do you want to deal with the capital factor?

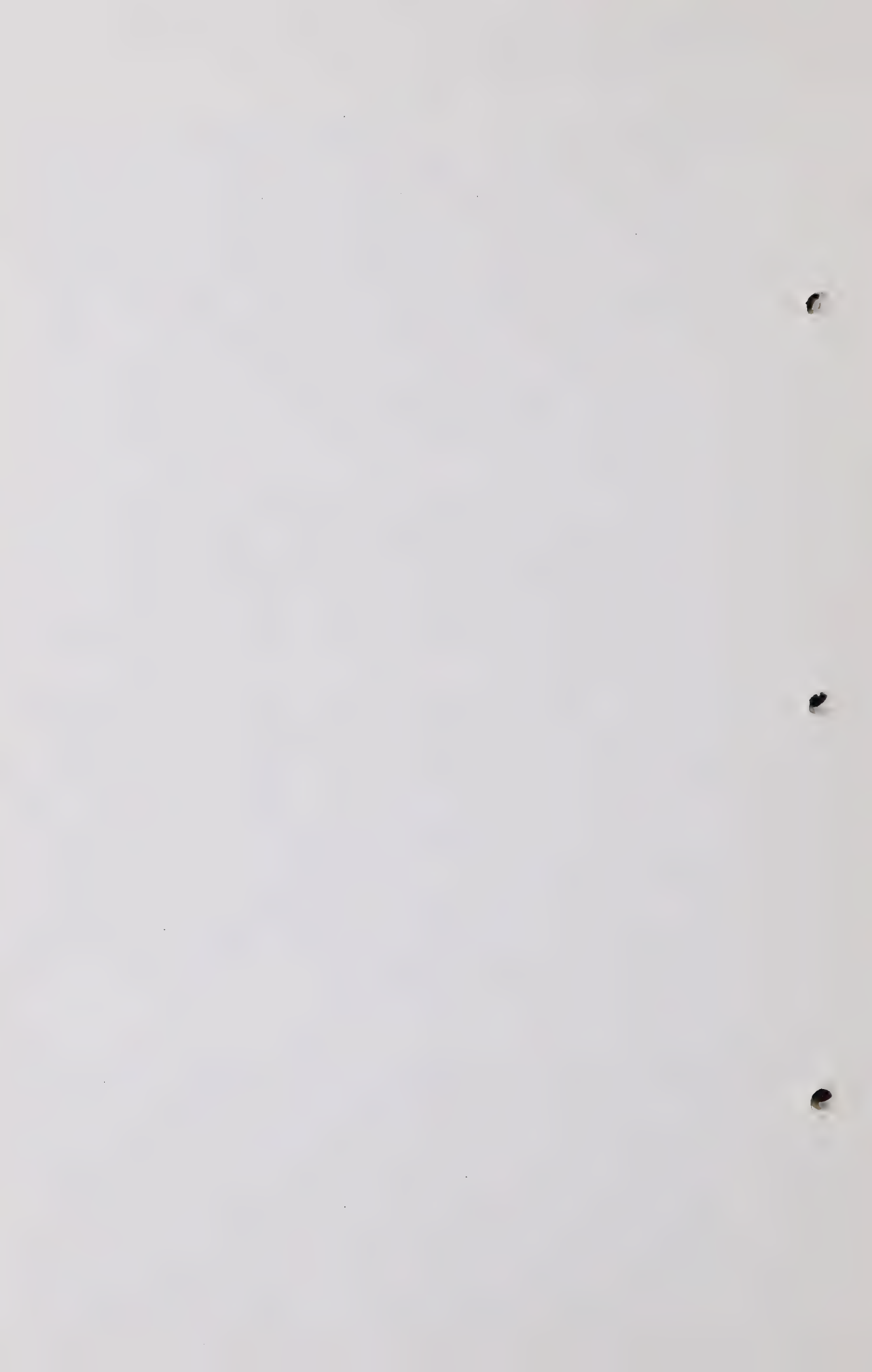
MR. GARSIDE: I was going to point out with references to these so called special allowances. There is before the Royal Commission already, indications of the growth of population is considerably higher than the average growth across Canada.

MR. ROBISON: May I just interrupt at that point Mr. Garside. I have always been impressed by something in this brief of Dr. Harries, and the Chamber of Commerce I think in '51 I think it was published, where he said that the normal population growth if it were exceeded, that is from $3\frac{1}{2}\%$ up, it created extra burden. To me that is significant if true, very significant, and that I imagine is the sort of thing you are getting into?

A Yes.

MR. ROBISON: Where your population growth exceeds the normal, the City, is thrown into the position of having to put in sewer, water lines, and a great deal of public utility expense that they would not ordinarily encounter, and would be able to finance without too much trouble.

MR. GARSIDE: That is another feature that is quite noticeable in the evidence before the Royal Commission. I think Mr. Hodgson said in the course of about 10 years, there have



- 5198 -

MR. GARSIDE: (Cont.) been more schools for example I think in the course of the previous 60. I may be wrong in my dates, but he brought that out, and I think quite correctly. He also pointed out we were not suggesting Edmonton, and Calgary, were alone, in these peculiar positions. Stettler was mentioned, possibly some of the places around here, some of the smaller villages would be equally affected.

THE CHAIRMAN: Well Mr. Garside as far as I am concerned I think that you have, the most important point you have recalled now, at least you have recalled to our attention, is the fact that, and I would accept this as valid evidence, as to the, on the point of whether the taxes in the City of Edmonton, particularly on the residential property are as high as they ought to be, or as they could reasonably be expected to be. That is, that a mill rate of 53, on a realistic assessment is very substantial evidence, that is the point that I raised a little while ago. Now, what you said about the 20 years, and the tax rate on that kind of an assessment, meaning that the person has paid for his property a second time in the way of taxes, I think must be related to the assessment, that statement of yours?

MR. GARSIDE: Yes, that is right.

THE CHAIRMAN: Must be related to the assessment.

MR. ROBISON: I would like to ask Mr. Garside, and possibly Mr. Moffat, in connection with whether taxes are high enough and assessments. Whether the quantum of appeals in any year is any indication of trouble. I refer to the reassessment in Calgary last year where we had 2700 appeals, it took us 65 days to clean it up. I am advised

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MR. ROBISON: (Cont.) already this year on improvements we will have likely between 12 and 15 hundred appeals. Now, I also know in the City of Winnipeg back about 20 odd years ago, that they had so many appeals, such a problem that the whole assessment was declared invalid. Now, we faced this situation in Calgary last year, where this assessment might have been upset as being unrealistic. Now, is that an indication in your opinion as a responsible official of this City, is that an indication, that the assessment with the likely mill rate has gone too high, or is plenty high enough, when you get so many appeals?

MR. GARSIDE: Before I answer that, yes or no, I have to answer it qualifiably any way. I can give you my own experience in connection with the City of Edmonton. In the first reassessment probably for at least 15 years, there were a great many appeals there, but, that was the time of depression. That might have something to do with it, however, in the case of Calgary or possibly Winnipeg, it is not a case of depression at all, it is a case of prosperity, so, I think it is reasonable to say that it is more than mere dissatisfaction involved in the amount of the assessment, but, it is a real dissatisfaction with it, what amount of taxes they have to pay.

MR. BLACKSTOCK: Mr. Garside, what percentage of last year's levies was paid?

A I couldn't answer that off hand, but it a very high one.

MR. BLACKSTOCK: Well then, what percentage of arrears were paid last year?

MR. GARSIDE: Quite high sir, I could get those figures for you.

- 5200 -

MR. BLACKSTOCK: How many tax caveats did you file under the Tax Recovery Act in 1954?

MR. GARSIDE: I can't tell you that, but I could get the information.

MR. BLACKSTOCK: And, having got the information, are you able to assert to any degree of confidence that two mills more would cause an increase in the number of caveats filed under the Tax Recovery Act?

MR. GARSIDE: Well, my answer to that of course, no one voluntarily lets his home, or his property go, when you are in an epoch of prosperity as we are now, there is not much likelihood on the increase in the number of caveats.

MR. BLACKSTOCK: Even if the mill rate went up by two mills?

MR. GARSIDE: Yes, I would say that would be true. I wouldn't want to say what the public reaction would be, otherwise it is true.

MR. BLACKSTOCK: That would indicate that at the moment at least, the saturation point has not been reached.

MR. GARSIDE: Well, I don't know what to answer there, take our own case, when the saturation point with me and with you is reached when we are unable to pay our bills. Now, fortunately for those of us who are working, we are probably able to pay them, and there is no saturation point, but, I think you should take into consideration also, in addition to the question of municipal taxation, the taxation of the province, and the dominion. Now, I think Mr. Moffat will be able to confirm this, that the provincial and municipal taxation is very much higher ^{an} on income basis than the taxes against real property.

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MR. GARSIDE: (Cont.) For example, 25 years ago my taxes on land were a great deal more in proportion to my total taxation in Dominion and Provincial, very much less, rather, very much more than was the case today. Those are factors I think should be brought in mind too when you speak of the saturation point.

MR. ROBISON: I think the discussion for the last half hour has been very useful.

THE CHAIRMAN: I was just wondering Mr. Garside, if you might not have some claim against the Commission for really putting you on the spot so far as --

MR. GARSIDE: No, I am very glad to be put there. I would much rather be put there now than later on.

THE CHAIRMAN: Well, I would reiterate what Commissioner Robison has said. I personally, and I think all the members of the Commission are very grateful, for the information you have given us.

MR. MOFFAT: Mr. Blackstock, at page 7 of the City's statement, which is exhibit 11E. The arrears figures are given, I thought I might just read them into the record. The percentage of current taxes collected;

1949,	94%
1950	93% ,

I'm leaving off the decimals.

1951	93%
1952	94%
1953	96%

now, if you take the total of current and arrears, as against the total of the new levies the percentage isn't here, but in 1949 the collections were \$8,000.00

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A (Cont.) below the new levy. In 1950 they were \$36,000.00, \$56,000.00 below. In 1951 they were \$67,000.00 below, in 1952 they were \$64,000.00 below, and in 1953 collections exceeded the levy by \$210,000.00.

THE CHAIRMAN: And, in 1954 if my memory serves me, the percentage was 102?

MR. MOFFAT: Something like that, yes.

DR. HARRIES: Mr. Chairman, in view of the emotional aspects of the mill rate. It might be useful to the Commission as an indication of tax, of the ability of the present tax payers to bear a tax burden, to consider the circumstances which surrounds the application of this new land assessment. There is a lot of people going to have to pay considerably more taxes, as a result of that land assessment but, if the mill rate remains the same, it might be interesting ^{to see} what public reaction is to an increase in tax rate that isn't explicitly stated in terms of the mill rate. My own guess would be, that the number of complaints would be relatively small.

THE CHAIRMAN: Yes, I would agree.

MR. MOFFAT: There is another factor I think we should mention, somewhat relating to that point. Some places you get figures showing the total tax per capita in the city. Simply the total tax levied divided by the population. Now, that has not been going up, I think off hand it might even have dropped just slightly, but, one important fact there is that the new population has been very heavily in the residential category, and no additional industry has been coming in. That factor alone will tend to bring your average down, even though

- 5203 -

A (Cont.) the total tax on an individual house may be going up. You have to take it into account, I can't quote you the exact figures, but, it is the kind of thing that can mislead a person the first time they look at it if they are not very careful.

MR. HAYES: Are you suggesting Mr. Moffat, that a given piece of property here, the status of the house has not changed we will say in the last 20 years if there is a reasonable increase in taxes on that property. Let's leave out new property and everything.

A On existing property?

MR. HAYES: On existing property, a house in this City, the status of that house has not changed in the last 20 years, what would be the increase in taxes on that property?

A Well, not very much, you asked me reasonable, and I don't want to give you a definition of what is reasonable. The evidence was in that one exhibit if I can get you the number in just a minute, that the increase had not been nearly as great as the increase on general price level, and presumably the increase on industry.

MR. ROBISON: Well, you couldn't consider it without the application of the depreciation factors?

A Well, but, even if you take the depreciation factor into account it is still pretty clear, the tax on property has not gone up nearly as fast as the income of the people that are occupying the property.

MR. HAYES: I recall it --

A That is in Exhibit 208.

MR. HAYES: Yes, the increase has been insignificant?

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A Yes, but the point Commissioner Robison makes is quite important, that this property has depreciated in the meantime.

MR. HAYES: That is all right, that is from his angle, I am trying to get it from mine?

MR. ROBISON: Well, that is from the assessment angle Commissioner Hayes, not my angle.

MR. HAYES: My understanding was that depreciaton was not taken into consideration when they made a reassessment?

MR. ROBISON: Well, I don't know how they do it here if they don't?

MR. HAYES: Well, that was the evidence of Mr. MacDonald, it was not taken into depreciation,^{not} consider depreciation in reassessment.

MR. BLACKSTOCK: I think they allow depreciation every five years.

MR. HAYES: That wasn't Mr. MacDonald's evidence.

MR. BLACKSTOCK: But the increase in value caused by inflation, may exceed the amount of the depreciation, leaving you with a higher assessment in the end.

MR. ROBISON: That was his point, that was his point.

DR. HARRIES: Mr. Chairman, just while this Exhibit 208 has been mentioned, I wonder if the witness would care to confirm what has been suggested as a reasonable view. Namely, that if the tax burden on the tax payer in the City of Edmonton in 1939 was one that he could bear, but, having in mind income increases since that time, the 1954 tax burden is lower?

A Oh, very much lower.

DR. HARRIES: So that the witness would agree that the

- 5205 -

DR. HARRIES: (Cont.) ability of the tax payer to pay a municipal tax today is not being as seriously as strained as it was in 1939?

A That is correct, that is true everywhere. That is true as far as I am aware in all cities, in all rural areas, in all municipal taxes generally.

MR. ROBISON: Yes, but isn't it a significant point there that the Dominion Government and the Provincial Government, especially the Dominion Government are siphoning so much more of the income of the people off, that the municipalities have been left with, as Mr. Garside hinted, have been left with considerable less income on which to pay these municipal taxes. Is that the point Dr. Harries?

DR. HARRIES: I think it may be an argument for municipal assistance, it can either be an argument for municipal assistance, or it can be an argument that you haven't reached their ceiling on municipal taxes.

MR. DAVIES: Mr. Moffat, the answer to Commission Hayes' question lies in that exhibit, individual assessments and taxes, three older type single family residential dwellings?

A Yes, that is what I was looking at, 208.

MR. DAVIES: There is the property at 10010-83 Avenue, in 1934 the taxes, that is the general taxes, without reference to local improvements were 135.04, in 1954 they were 154.23.

MR. HAYES: I have a property before me here. The taxes in '41, the total taxes were \$130.47, in 1953 they were \$135.73?

A Yes, that is right.

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MR. HAYES: That is a very insignificant raise in taxes isn't it?

A Yes, but in the meantime the house, or whatever the property is probably is not nearly as good a building, likely run down a fair amount in the meantime.

MR. HAYES: In the last 12 years.

A It indicates that the depreciation on it has been about equal to the growth in the general value level of the area.

MR. HAYES: Would you call that a significant increase in taxes then?

A No.

MR. HAYES: No.

A It is a very, I am sure if you took the individual who is involved there, that becomes a much smaller proportion of his total income than it was in 1941.

MR. HAYES: I am not looking at it from that angle, looking at it purely, if this is one of the reactors to the taxes are too high. In other words, they can't stand an increase in taxes. In other words, I understand, that the City are basing your claim, you can't do anything for Jasper Place or Beverly, because, tax payers will not stand for a raise in taxes in this City, is that right?

A I don't think I ever based it on that sir, some of the City officials did, yes, but I don't think I ever did.

MR. HAYES: You don't associate yourself with that?

A No, I have been trying to keep out of this argument.

MR. DAVIES: Of course, the fact of the matter is Mr. Moffat, that, it may give a very false picture to look at one individual assessment?

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A Yes.

MR. DAVIES: For the simple reason, with this City growing very rapidly, certain areas for example, which were desirable areas ^{for residences} /ten years ago, are now undesirable?

A That is right.

MR. DAVIES: And, that is naturally taken into consideration in the assessment?

A That is very important.

MR. DAVIES: In other words, I could point from here certain areas where, on the basis of their proximity to the downtown area, that you would think the property was valuable, but, with an old house sitting on it, it may not be so valuable, but going further out --

MR. MOFFAT: I could point to properties right downtown here where the land alone would be worth far more if the building was not there, and the building is only a handicap.

MR. DAVIES: That is right.

MR. ROBISON: It is awfully, it is very dangerous to take one property, in any category as an example of what the taxes or assessments should be on it. As far as I am concerned, you would have to take, you would have to take this whole downtown area and examine it, and that is not impossible or the whole residential area.

MR. HAYES: Well, now, Mr. Chairman, at Calgary, around the block from the Court House, I was interested in three houses. I suggested this, that I would love to know the history of tax position of those three pieces of property, it was quite obvious they hadn't changed in years, good houses, I would be interested in taking a group of houses in this City, average houses, don't put them down in some

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MR. HAYES: (Cont.) particular area, just take an average of some place, and see what the tax position of those properties were, we will say over a term of years?

MR. MOFFAT: Well, that is, an attempt to do that is page 3 of Exhibit 208, it is three middle class houses, and the details on the back page of 208.

MR. HAYES: Now, on the basis of that table would you say that increase has been sufficient to break the camel's back we will say?

A Well, it is an increase from \$330.00 on these three houses in 1939, to \$438.00 now.

MR. HAYES: Would you say that was sufficient to break the camel's back?

A No, probably not.

THE CHAIRMAN: Mr. Moffat, which page was that, page 3?

A Yes.

THE CHAIRMAN: Of these types?

A Yes, Exhibit 208.

MR. GARSIDE: What percentage increase would that look like now?

A Percentage, it is about 30% of the total tax.

MR. GARSIDE: 30% increase is very high then.

DR. HARRIES: Do you have the constant dollar value of those taxes?

A Yes, that is next to it, the constant dollar value is down 25%.

MR. HAYES: We have that in that same statement.

MR. DAVIES: Is there any place in Canada that you know of Mr. Moffat, where anybody suggests, that it is either possible, or desirable, that the assessment of property should be carried on in some basis that you have got

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R. E. Moffat - Garside ex.

- 5209 -

MR. DAVIES: (Cont.) your assessment always tied to
the price level?

A No.

MR. DAVIES: Is it not a fact that, assessment has to be
looked at in the long term picture to give some degree
of stability, and that assessment will normally always
lag perhaps considerably behind what the price level
is, because, the assessments are looking to a more stable
picture than the price level picture?

MR. MOFFAT: Not always, ^{if} you get a situation.

MR. DAVIES: Except in Calgary.

(Laughter.)

MR. ROBISON: I will give the Commission a lecture on Calgary
if they want.

MR. MOFFAT: If you get a situation where the market price
of real estate has been fairly stable over a long period
of years. Then, assessments begin to come into line,
but, if the market is going up, assessments will come up
much more slowly. Or, if the market is going down assess-
ments will go down more slowly, it is the only sensible
way to run it, because you have to have a stable sort of
income on the one hand, and at the same time you have to
be sure you are not crowding the point at which the owners
will prefer to let their property go instead of the
assessment has got too high relative to the market, so
you have to compromise between the stability from the
municipal requirements, and some protection to the owner,
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MR. ROBISON: That is why you set your pace here down in '44, '45 in this City?

A Yes.

MR. BLACKSTOCK: Now, we give up hope of finishing Mr. Moffat by noon I suppose?

THE CHAIRMAN: Well, we want to give up for a few minutes now everything, do we, we had concluded at least a series of answers to the last question you asked.

MR. GARSIDE: I haven't very many more questions.

THE CHAIRMAN: No, well, then, we will take our recess now until 11:05, and you may return then.

(At this time the Commission is adjourned until 11:05 a.m. and then reconvened.)

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THE CHAIRMAN: Yes, Mr. Garside?

MR. GARSIDE EXAMINES THE WITNESS:

Q Mr. Moffat, during the course of the hearing, questions were being raised as to whether the industrial plants should be assessed on a Provincial basis, and taxes paid to the Province for distribution on a formula basis. Now, I would like to get your opinion as an economist as to that suggestion?

A Well, the Commission will recall that when Dr. Harries was on the stand I asked him the same question and I asked it in divisions, and I want to confirm that I am giving the same answers exactly that he gave.

THE CHAIRMAN: Just refer us to the page of the transcript.

A I can't give you the exact page, but I asked him first, did he agree that it would be a good idea to have uniform methods of assessing industry over the whole Province and he said, "Yes", and I want to confirm that I agree with that, that is as to methods.

I then asked him, did he think it would be a good idea to have the assessments done by one staff operating over the whole of the Province, and I think he said, there are arguments one way and there are arguments the other, and it is a question in which he would not like to give too clear an answer, and again, I would like to confirm that. I think that there is a good advantage favoured in keeping the responsibility with the municipality if you can, but in the interests of uniformity, and particularly in some of the very complicated assessment problems on some of these modern plants, it might be advisable

ALABAMA THEATRE

Well, during the course of the
were being raised as to whether it
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THE CHAIRMAN: That is all.

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A (Cont.) to have one staff to do a few of those kind, but not to extend it into the general run of industry.

THE CHAIRMAN: In all these answers you are giving now to this question of Mr. Garside's you are having reference to industry no matter where it is located?

A No matter where it is located, that's right.

Now, the third part of the question is, would it be a good idea to have the Province impose a mill rate, collect the taxes, and then divide the proceeds among the municipalities, and my answer to that is no, I think it is not advisable.

THE CHAIRMAN: Did you ask Dr. Harries that?

A Yes, and he said no, and he gave a long statement of the objections to it, and I don't think there is any point in repeating them.

THE CHAIRMAN: No.

A As I recall it, he left one out, and I asked him would he add this other reason to it, and he agreed. I think that is a very fine statement of the objections to the thing and I just wanted to associate myself with the same point of view.

MR. GARSIDE: Now, at the first sittings of the Board you were asked a question as to whether, as to what would be the result of the Metropolitan Area if nothing were done, and I think it was suggested that this would cause a mess. Now, I recollect you shied away from the term, mess, but I would like to know, after further examination of the situation

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THE CHAIRMAN:

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THE CHAIRMAN:

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Q (Cont.) what your opinion is now as to the need for any changes in boundaries or adjustments being done at once.

A Yes. Well, first of all I am much more convinced now, after having spent this much time on it and working through it this much more thoroughly, that the situation is more serious and more urgent than I thought it was at the start. I don't know whether I would go as far as saying it will be a mess, but, it will certainly be very, very unsatisfactory to leave it grow up on the basis of four competing administrations, and I use the word competing very deliberately, because I can't see how four administrations can do anything else except compete with each other, particularly when the elected council must get itself re-elected and must look for votes from the residents in one small part of the area, with the best intentions in the world, they will be forced to it, and if a man is on one of the councils and is pretty reasonable, chances are he won't get re-elected, somebody else will. Now, no matter what the intentions are, how well they try to co-operate, it is inevitably going to lead in that direction, so, I am quite strong in the view that this thing is not going to be satisfactory if it is allowed to continue on its present basis.

Now, I can just give one illustration quickly, and that is, not in terms of the administration, but in terms of the assessment pattern; the first brief quoted the unequal assessments as they were in 1953, but if you take the same material for 1954 and work out an assessment per capita it has

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A (Cont.) become very much more unequal. The material in respect to Edmonton, Beverly, and Jasper Place assessment per capita is about the same as it was. There is really no significant difference there.

Edmonton ran about a thousand dollars, Beverly about six hundred fifty and Jasper Place about five hundred forty, but Strathcona is up now for 1954 to \$4,570.00 per capita on their assessments, and if these boundaries are allowed to continue for another year or two, Strathcona assessments are still going to go on up to a much higher figure per capita. It gets them up to the point where, in terms of say a mill rate on schools which would be in line with the City's, say a mill rate of \$30.00, of 30 mills would yield them a revenue per student somewhere around \$600.00. It is conceivable that a mill rate of 30 would yield in the Clover Bar area up as high as \$600.00, or very close to it.

Now, 30 mills in Jasper Place and Beverly will yield somewhere in the seventies, and that one fact alone is just in itself almost strong enough to establish that the thing cannot be allowed to continue in its present direction.

Now, just arising out of that same point, I would like to point out that if the boundary changes go into effect as proposed, and the industrial assessment and the residential assessment of Beverly and Jasper Place is brought into the City, then the assessment level per capita for the whole area will be somewhere between the thousand and \$1100.00. In other words, not very much difference

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A (Cont.) from what it is now in the City alone.

The assessment per capita for Strathcona, even after the boundaries go into effect is still going to be around \$1500.00. In other words, their assessment per capita is still going to be higher by almost 50% than the assessment per capita for the City.

DR. HARRIES: Mr. Chairman, excuse me, sir. May I ask Mr. Moffat what population figures he is using when he is making these per capita assessment comparisons?

A I am using -- are you talking about the ones on present per capitas, or are you talking about the one where I suggested Strathcona would be higher?

DR. HARRIES: No, you gave some figures for the 1954 per capita assessments.

A Yes.

Well, the assessments and population figures for Edmonton, Beverly and Jasper Place, there is no problem about those, I don't think. They are all in their relative exhibits. Jasper Place is in Exhibit 92, Beverly is in Exhibit 99 and Edmonton is in Exhibit 11 which is the financial statement. The populations are the same which are shown on Exhibit 171.

Now, in the case of Strathcona, the calculation I gave here was based on the present population estimate of about 8200. Now, I think that might be a shade high, I am not sure. The census was 7900 and something, and there has been a little increase.

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A (Cont.) Now, I have not worked out the exact figure, but the suggestion was that there were about 1200 people in the annexed area of Strathcona. As I said yesterday, I think probably it is a little higher than that, but suppose it is 1200, that would leave about 7000 people in the balance of Strathcona, and the assessment there was given in Exhibit 178, is it? 170 -- no, it is not 178.

DR. HARRIES: Well, I'm sorry, I don't want to take the time, Mr. Moffat, I just wanted to be sure that you weren't using the population and assessment figures as reported in the financial statement of the Municipal District of Strathcona for 1954.

A Well, I am using, not the population figures, I am using assessment figures on the basis of the correction which was given on Exhibit 187, using that assessment figure and using the population ^{on the} basis of 8200.

Then, coming into the situation after annexation, it is on the basis of an estimated assessment that is shown in 188 which is approximately 11,000,000 and a population of 7000, so it is 7000 into 11,000,000, gives you just about 1500, 1400 and something for the assessment per capita in the enlarged or the area of Strathcona after the boundaries would go into effect.

MR. GARSIDE: You haven't mentioned a reply to my question as to when this should be brought about.

A Oh, yes.

I think the thing should have been done before this. Since it can't be, I don't

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A (Cont.) think anything can be more important than getting it settled up and getting it, an end to this discussion. First of all because there are a good many problems where everybody concerned has to know what is going to happen. I mentioned yesterday the problem of the sewer that is to go down 111th Avenue, and there is the same situation in respect to the housing development on the area between the University Farm and the V.L.A. property. There has got to be a decision very quickly, is that going to be part of the City administration, or is it going to be part of Strathcona; no matter which way the decision is going to be, there should be a decision so they can get on with the business and cannot be held up any longer.

You could go a long list of those kind of illustrations, and probably more important than even that, I am sure there must be a large number of industrial executives thinking of coming into the area, and holding up their decision until they know what is going to happen. If the City boundaries are to be thus and so, then they will make a decision, and if the City boundaries are to be a different way, they will make their decision, but they are holding up decisions and not getting matters brought to a head.

There has been several references to the passage in the Brantford Judgment. I don't propose to read it in again, but it makes very clear this statement to the effect that the paramount importance is to avoid the uncertainty and confusion which is inevitably connected with a major municipal boundary revision, and so I think -- yes, it is page 849 of

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A (Cont.) the Ontario Weekly Notes on the 3rd of December, 1954. So, I think everybody will agree no matter which side they are on, as far as the proposal, number one is to get it settled.

Now, I wanted to go on then to make one or two suggestions as to an effective date on the assumption that the change was to be made approximately in line with the City's proposals.

One arrangement would be to have the council elected to take over the area and to have that council take over responsibility at the first of the calendar year.

Now, the present City administration is operating on that basis, the council is elected in October or November, and they are sworn in, and the effective administration changes approximately at the end of the calendar year.

Jasper Place, Beverly and Strathcona are operating on a different arrangement. Their elections are held towards the end of March or the first of April and the council is sworn in after the election and they take over, and the very first job they have to do is to determine the mill rate for the following year.

There is a lot of sense in doing it that way, in fact, that way makes more sense logically to my mind than doing it the way the City does, because the most important responsibility that a council has to do is to determine the mill rate and the budget for the new year, and to have a group elected and made responsible for the area, and then tell them,

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A (Cont.) well, you carry on with the existing budget until sometime next spring is really giving them six months when they don't have the full responsibility and there is a much clearer case in logic for taking over the responsibility at the time when the new budget is to be determined.

Now, related to that is the arrangements which have been made when new areas were brought into the existing City. The Orders there have been filed, Exhibit, is it 51E, gives the situation with respect to the -- I think it is 51E, I am not sure of the number at the moment; gives the situation with respect to the bringing in of the quarter section on the southeast corner of the City.

Another Exhibit which was filed just recently gives the situation with respect to the bringing in of the, what we have been calling the Terrace Heights area.

Both of those Orders were passed in March and April of 1954, and they passed the responsibility for the administration to the City as of that date, but then they carried a rider; the last paragraph said, but this shall be deemed to have been effective as from the first of January, '54; in other words, they were retro-active to the first of the year in terms of accounts and setting up of tax liability and so on.

Now, that is a workable arrangement, because the accounting should be straightened

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A (Cont.) out to conform to what is desireable and it is not necessary to make the take-over date and responsibility conform to accounting, accounting has got to be made to conform to good administrative practice, and in my mind, the number one requirement is to get the thing settled and get the responsibility transferred over and make whatever arrangement is necessary to straighten out the accounting accordingly.

Now, it might be that even if there would be a cut-off in the middle of the year, after all, those things have been done in many cases, changing of fiscal year ends; are workable, or it might be that responsibility should be passed over subject to an arrangement that existing accounting will be continued to the end of the year rather than make it retro-active back to the beginning of the year. I think those accounting things should be made to conform to the quickest possible date to which a decision could be made and the quickest possible date at which real responsibilities could be laid on a newly elected council.

MR. ROBISON: Well, having regard to the fact that this Commission can't report to this Legislature, it probably will report to the next Legislature say about this time of the year.

A Well, in those terms, my thought is approximately this; if the hearings are concluded within the next month, the report might be prepared sometime next fall, and go to this Session of the Legislature which is coming up in February of 1956, and the

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A (Cont.) new council elected to take over in April of '56. That seems to be about the quickest that anything could be done.

MR. GARSIDE: Mr. Moffat, it has been suggested in the evidence that if the industrial area is taken within the boundaries of the City that that would discourage the development of industry; what have you to say as, in reply to that statement?

A Well, in terms of discouraging the development of industry in that area, the change of boundaries seems to me, if anything lead to an even greater concentration of industry in that area because there will be no incentive for the City, or for Jasper Place or for Beverly to try and get industry coaxed into their own area if the tax revenue is available to the whole City; then the sensible arrangement will be to put industry into the areas where the ordinary location factors would put them, and the ordinary location factors are very clearly in favour of a very heavy concentration of industrial development down into that area to the east of the City. Transportation, water and all the other items that we have mentioned a good many times over.

I would think it might lead to a slower rate of growth of industry in the area to the west of the City, the north end of Jasper Place and the old railhead area because I don't think anybody would^{be} particularly desirous of putting industry in there except the specialized types of industry of a warehousing nature that

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A (Cont.) are more interested in fairly easy truck transport than anything else. There would be a tendency for them to still concentrate in that area fairly close to good truck routes, but, basically industry will tend to concentrate even more than at the present time in that area to the south and east of the City.

MR. BROWNLEE EXAMINES THE WITNESS:

Q Mr. Moffat, I will try and be as brief as I can, because I would like to finish by noon.

A But that doesn't mean that I am supposed to answer yes or no, does it?

Q Well, I don't think that is possible, but you may be able to confine your answers as much as possible.

I would like you if you would to turn to page 41 of Strathcona's submission.

A Yes.

Q Now, what I want to do is to go over the submissions we have made, and the proposals we have made and taking each one I would like you to indicate to me whether you agree or disagree.

A Yes.

Q Now, starting on page 41, paragraph number 34, and then sub-paragraph (1) in which we have said,

"That with respect to providing services for the industries there is no problem which requires complicated or numerous agreements between the District and the City."

Do you agree or disagree with that statement?

A Well, in terms of providing services for the industrial plants --

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Q That's right.

A Your statement is probably true. The only agreements would be in respect to water and a standby agreement on fire, probably.

Q All right.

A But I wouldn't want to have that interpreted as saying that is the only services to industries, that is the services to the industrial plants.

Now, if you were talking about services to industries then you get involved in services to employees and suppliers and so on, but I take it that is not what you are asking about.

Q I am talking about major industrial plants.

A Yes, well, the plants alone, it wouldn't be too bad a job to do on the basis of agreements.

Q All right.

Now, the second sub-paragraph I am going to divide into two parts, two answers. In the first part where we say,

"That to increase the boundaries of the City so as to take in the Industrial Area would make necessary a much higher mill-rate in the District as well as a decided lowering of educational and other services, --"

Now, just stop at that point where we say it will require a higher mill-rate in the rest of the district and a lowering of educational and other services in the district, would you give your answer with respect to that?

A I don't think it will necessarily mean both. It will

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A (Cont.) mean a higher mill -rate if the expending for education stays up as high as it has been, but I think the district will have the alternative, and I think they would be sensible to adopt a compromise and take a little higher mill-rate and a little lower standard of education in a sense of a little slower building of new schools. I agree that both factors are involved, and you have either a little bit of both or you might have quite a bit of one and not much of the other.

Q All right. I am not interested in the matter of degree at the moment.

A Yes.

Q Now, the second part of that,

" -- and that such action would be unjust, unreasonable and unfair so far as the District is concerned."

A Well, now, I don't agree with that, because my conception of a measure of what is unjust and what is unreasonable and what is unfair; the only measuring stick that I know of is, what is the accepted standard in the Province. If you don't use that as your measuring stick, then I don't know what other measuring stick you are going to have, and in terms of that, I think the standard which would be possible to maintain at a mill rate which would be approximately in line with the general average of other rural areas would be in line with standard services in other rural areas.

Q Would you be prepared to use the City of Edmonton as a measuring stick?

A The City of Edmonton, yes, should be taken into con-

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A (Cont) sideration, but I think the primary comparison must be with other similar areas.

Q All right, then, from --

A Now, that is true in respect to such things as roads, for example. In the case of education, I would certainly like to see the whole thing up to the same level if they could be, and I would carry the suggestion to this extent, that to spend \$200.00 per student in the area out of local taxes which is about what the City is spending out of local taxes would be possible without taking a mill-rate out of line with the surrounding areas.

Q Yes.

Now, when you say you would like to see the educational standards brought up to the same level I assume you mean you would like to see them brought up to the level of the City?

A No, I don't think I want to say I would like to see them brought up to level, I want to see it made possible to make them come up to certain standards, and then if they want to go above that the local community should pay, and I would apply that to the City as well as the rural. I think the standard, say of \$200.00 per student is a reasonable and workable standard, and anybody that goes above that can pay their own.

Q Let's just get it clear on that, the standard which you would like to see, I suggest to you, is a standard which is below the standard which prevails in the City of Edmonton?

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- A No, I don't say what I would like to see, but I think the neighbouring communities have a responsibility to see that it is made possible for them to come up to a standard which is a little below Edmonton, and then if Edmonton wants to go above that, Edmonton pays for it, and if one of the municipal districts wants to go above that then they pay for it, and I think that is the principle on which we are operating, because Edmonton now is not getting as big a share of its school costs out of Provincial grants. They are paying for the extra standard out of their own revenue. Now, whether we like it or not isn't the point, the fact is that they have to pay that if they go above the standard.
- Q Well, now, I take it that you will admit that the standards of the school facilities existing in Edmonton at the present time are substantially higher than the standards prevailing in the areas you propose to annex, and in the municipality generally?
- A Yes, I think they are. I think Dr. Jonason said he thought about \$800,000.00 in capital costs to bring up the standards in that area.
- Q Well, you can give an unqualified yes answer to that, we all know that the standards are higher in the City.
- A I still don't agree with that. I was raised in the Country school, and I'm not going to agree that the standard of education I got is any worse than what I would have got in the City.
- MR. ROBISON: Physical standards?
- MR. BROWNLEE: I am not talking about the quality of the education you received, I am talking

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MR. BROWNLIE:(Cont.) about the quality of the physical facilities in which the student grows up and is educated, undoubtedly that is much higher --

A And more expensive.

Q Yes, and higher?

A Well, no, I am not going to agree that it is higher, it is more expensive.

Q Now, sub-paragraph, taking sub-paragraph 3.

A Yes.

Q "That the adoption of the proposal of the City of Edmonton would result in greatly increased costs to the taxpayers in the City --".

A Could we stop there?

Q Let's stop at that point.

A The answer is no, I don't agree at all.

Q Going on,

"-- and in addition would seriously impede the industrial development of the area."

A Well, now, it depends on what you mean by area.

Q Well, I mean the whole area.

A Yes, in other words, you don't mean the area in the sense I used it a minute ago, it would apply to --

Q No, no.

A I think the honest answer to that is it won't make much difference. I don't think it will encourage it, I don't think it will discourage it, because it may have a little tendency to discourage industries that are coming in there in order to get at a 25 mill-rate. On the other hand it will remove some of the discouragement that goes to industries that come into the area for other reasons and locate in the City or Jasper

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A (Cont.) Place, or Beverly, or Stony Plain and find that they have to have a mill-rate that puts some money in in order to pay for the costs of services that are provided to the industries that are out there and are not paying their share towards the costs of residential services, schools and so on. I think on bounds the one will about equal the other, I don't think it will make it much worse or much better.

I think we should add also to that that any industry which moves into an area like this that is growing at this rate, if they are at all realistic, are discounting the fact that they are likely going to have to come into the City anyway, and they are not really seriously expecting to get away with 25 mills.

Q Well, Mr. Moffat, why did you suggest then that people are holding up making decisions until they know what is going to happen?

A Just in the same way that I would hold up a decision if I had to make up my mind, I would like to know what is going to happen, but eventually they are going to make up their minds and eventually, I think they are going to come into the area, but as long as the thing is uncertain, it gives one more reason to wait a while while you make up your mind.

Q Well, now, getting back to what you said a minute ago, are you -- you recall the evidence given by Dr. Littler on behalf of the C.I.L.?

A Yes.

Q Now, are you seriously suggesting that that evidence doesn't represent the facts where it indicates that

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- 5229 -

Q (Cont.) there was deliberate choice of the Strathcona area having regard to the taxes and other matters?

A No. There was a deliberate choice of the Strathcona area having regard to taxes and other matters, and it was the other matters primarily. The taxes were a consideration but I am looking for my exhibit here which showed the mill-rate in Strathcona at the time they came in here, and it wasn't 25 mills. They were not thinking in terms of 25 mills, because when they came in here; it was 1950, was it? I can't recall the exact year, but in any event at the time they came in here the mill-rate was quite a bit higher than it is now. It was the other factors, and my impression of Dr. Littler's evidence was that he was saying they wanted to go into a rural area, and when he was cross-examined on what did he mean by a rural area sometimes he would say it was one that had a low mill-rate and sometimes he would say it was one that had no immediate neighbours so that it will be protected against the dangers of explosions and so on. He had one and sometimes he had the other and he certainly was not clear in saying that the --

Q Well, now, rather than --

A -- Tax rate was the main consideration.
All right,

Q /rather than trying to go back and go through the transcripts now, I am asking you this, to the extent that that evidence shows that taxation was a factor which was taken into consideration in the location of industry are you disputing that that was a factor?

A Oh, no, no, it was one factor. I am saying it was not

A (Cont.) too important, and I am saying that the corollary of a low mill-rate in that area which is not going to the City, it is more important, not that the mill rate is low, but more important still in this regard, the fact that it is not going to the City. It is forcing the City to support schools and other services and forcing the City to put mill-rate on its industry that comes within the boundaries which are higher.

Q I don't think --

A And the result is that you get certain disadvantages to the location in the City, and I say in removing those disadvantages will offset a fair part of the other problem.

Q Mr. Moffat, you are not really answering my question. I would like, to the extent you can, that you give me an unqualified answer. Now, I am just simply saying that if industry has said before this Commission that the lower tax in Strathcona was a motivating factor in location, are you disagreeing that it was a motivating factor?

A No, I agree that it was a motivating factor, but I am saying it wasn't very important.

Q All right, and are you seriously suggesting that industry didn't expect that the tax rate out there would continue to remain, would continue at a low level comparatively?

A I am saying that if I was an executive, I don't know what they expected and I don't think we run public policy on the basis on what people expected, but I am saying that if I was an executive of one of

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- 5231 -

A (Cont.) those companies that came in and located there, I would not have expected to go very long before I was part of the City. I don't know what they expected.

Q But you made a statement a minute ago,^{and} I am trying to get it clear. You made the statement that industry didn't seriously expect.

A Yes, I don't think they did.

Q You don't think they did.

A No.

Q On what basis do you take that view?

A If I was an executive of an industry that was locating that close into the City, I wouldn't have expected it.

Q Now, going on to sub-paragraph 4,

"That the City has ample reserves of land for industrial purposes --",
and we will stop at that point.

A Yes, well, they have -- I would question the word ample, but they have fairly extensive reserves of land for industrial purposes, but it is not of the type that will accommodate the really big heavy industries, but they have fairly significant reserves, yes.

Q "-- and that provision for increasing residential areas must in any event be sought in another direction".

A Well, I was never clear just what you meant by another direction, because my thought on that is that the additional --

Q Well, we mean other than the industrial area.

A Yes. Well, what I think is pretty clear from the evidence

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A (Cont.) that the residential areas which are most likely to develop are that area out to 50th Street and a little bit in to the corner of the Gold Bar Farm, the area down to the south down to the University Farm, and then the area up in North Edmonton, north of Beverly. Now, it does not mean residential development in the industrial area, no.

Q Well, then, you agree with that part of that statement?

A Well, if all that statement means is that they are not going to be residential areas built right in among industry, well, yes I agree, they won't be built in among industry.

MR. ROBISON: How does that statement read again, Mr. Brownlee?

MR. BROWNLEE: That the City has ample reserves of land for industrial purposes, and that provision for increasing residential areas must in any event be sought in another direction. Now, actually that means other than east.

A Well, no, I don't agree with that.

MR. ROBISON: Mr. Moffat has just said that that area below the proposed sewage disposal plant, which is east, is one of the areas to be developed residentially, am I correct?

A Yes, I would say that is probably the most desirable one.

MR. BROWNLEE: I wonder if I might qualify that further; if we for the sake of this question concede the 50th to 75th Street area, then, excluding that, do you agree with the statement that provision

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MR. BROWNLEE:(Cont.) for residential areas must be made in other directions than east, south of the river?

A No, I don't, because I think that fairly soon you have to give pretty serious consideration to the Wye Road - Campbellton area. Now, if all this statement means is that residential areas are not going to develop among industries, then I agree, but if it means anything more than that, well, I think it is probably wrong because development of growth in this City is south and southeast, but if the present population growth continues for five or six years the growth is going to jump the industries and go over on the east side of the industries, as far as I can see it, and then you will have industries surrounded by residential property.

MR. ROBISON: Is it your understanding, Mr. Moffat; I want to be clear on this, and I would like Mr. Brownlee to listen; is it your understanding that Reeve Adamson said that it was the hope of Strathcona that they would house the workers working in the industrial area, am I correct in that? That is my distinct recollection. I might be wrong, but I would like -- did he say that?

MR. BROWNLEE: That's correct, sir.

All right, going on, Dr. Harries suggests that we get absolutely clear on your suggestion, are you suggesting that the trend of residential development will be south and east of the industrial area?

A No, not south and east.

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Q In the vicinity of Campbellton?

A Yes, I am suggesting that once the inside area is completed, which if the present rate of growth continues for five or six years it will happen, then I am suggesting that the next area would be to jump over into the Campbellton area?

Q All right.

Going on to sub-paragraph 5,

"That the financial problems of the City are the direct result of rapid growth and high capital spending and will only be aggravated by adding to the City more population and a larger land area".

A No, I don't agree it will be aggravated. I think they might be improved slightly. I think on balance they will be not much better and not much worse. I certainly don't think they will be aggravated, because the population and the land area which we have in mind is one that contains a very good assessment relative to the total population that is involved, and on balance the extra assessment that would be taken in would about equal up with the extra responsibility^{that} we would be taking. I don't think it will aggravate the City's financial problem.

Q Well, now, does the assessment help your capital spending?

A No. The capital spending will be there, but I think it will make easier the capital spending in this respect, that as compared with the total of Jasper Place and Beverly and that industrial area, and the City, the capital spending won't be any greater, and

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- 5235 -

A (Cont.) might be, the capital spending difficulties won't be any greater and probably will be less under one administration than they would be under four.

Q Well, why?

A Because you can time your program, you can arrange your financing, you can use the facilities of the City treasury reserves and so on to adjust the thing and work it out, whereas, if the four administrations were all in there at the same time none of the other three have got the staff or the administration or the accounting set-ups that are necessary to deal with that kind of a problem.

Q All right.

A The problem of the City itself might be -- no, I don't think I would go even that far. I think I will just stop at that.

Q All right, we will leave it at that.

Now, the next portion, the next paragraph starts off with the words,

"The District believes that another approach must be made to the problems of the Metropolitan Area and suggests: --",
and then there are several suggestions. Now, I don't want to take the time to read these out in detail, but number one; you have read these all before?

A Oh, yes.

Q Is that suggestion that help from the Province should be obtained. Now, can you tell me the extent to which you agree or disagree with proposal number one?

A Yes.

Page 2
1957

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A (Cont.) Well, the City agrees that if the Province would make them some more grants it would help, so in that sense we agree with that proposal, but the City doesn't agree and I do not agree that that would by any means solve the problem. We had quite a discussion of that this morning.

I think it would be worth looking at the other alternative, and that is the possibility that the grant would be made to Strathcona rather than to the City.

If it is logical from an administrative point of view that this area should be all put in together, which I think it is, then it follows that that should be done, and that some special assistance should be given to any area that is hurt by it.

Now, it seems to me it is more sensible to do it that way rather than in the reverse. In other words, your first requirement is to set up a good workable administration, and then you put some grants ⁱⁿ to oil the machinery, more or less. I don't think you should use grants in the reverse to make it possible to continue under an existing arrangement which is not good sense from an administration point of view.

There is a great difference between using grants to assist in getting a proper administration, and that I think is very sensible. I think it is not sensible to use grants to make possible the continuation of an administrative set-up

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- 5237 -

A (Cont.) that is not workable for any long period.

Q Well, now, to the extent that you suggest that the reverse situation should take place and ^{that} Strathcona should get the grants, can I take that as an admission that we are suffering some loss resulting from this annexation?

A Oh, suffering a terrific loss, there is no question about that, a very serious loss from the point of view of Strathcona, yes.

Q Would you admit that it is an unreasonable loss?

A No, I don't think it is unreasonable, but I am suggesting that if anybody else thinks it is unreasonable the thing to do is to compensate it by a grant and use that grant to assist in getting a proper administrative set-up.

Q Well, now, you are suggesting then that the balance of Strathcona should get compensation for its loss?

A No, I don't want to go that far. I want to go this far, that if there is any question of compensation it should be to Strathcona and not to the City because that fits in with administration. I am not prepared to offer an opinion one way or the other.

Q Well, aren't the grants compensation that you suggested?

A But I didn't suggest that grants should be made. I said, if grants are to be made they should go to Strathcona and not the City. I didn't ^{say} that grants should be made in either case.

Q Let's suppose that annexation takes place in accordance with the City's proposal, will the City not require additional grants over and above the grants that they are now getting?

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A They would like them.

Q Well, do they require them, will they require them?

A Well, if your measure is enough revenue to cover the extra costs, I think the answer is probably no, they will probably get enough revenue to cover the extra costs.

Now, they will require them in the sense that Mr. Garside was talking about this morning, the total burden of taxation on the City residents is now up to the stage where they want some extra help, but I don't think that their financial problems will be made any worse by extending the boundaries.

Q So that actually they don't need any additional grants?

A Arising out of the change in boundaries, no.

Q All right.

A Any need that they have was there before the boundaries were changed and they won't be made any worse or better by the change in boundaries.

MR. DAVIES: Excuse me, Mr. Brownlee, I don't follow Mr. Moffat now in terms of the sharing between the City and the Province of bringing the area up to standard. Now, that does involve grants?

A Yes, sir.

Now, I didn't make my advocating of that on the basis that the City needed it and couldn't afford to do it, I put it on the basis that that was a responsibility that was properly part of the Provincial responsibility. I didn't put the emphasis at all

- 5239 -

A (Cont.) on the City can't afford to do it, I put it on, that is a responsibility that partly belongs to the City and partly belongs to the Province.

MR. DAVIES: Mr. Moffat, frankly, have you made an analysis of the financial structure and picture in the City that you feel enables you as an Economist to come before this Commission and give pretty definite opinions on these financial matters that we are just discussing right now?

A On whether or not they need more money?

MR. DAVIES: Yes.

A No, I haven't. I haven't given any opinions on whether or not they needed any money, all I have concentrated entirely on is the affect on changing the boundaries.

MR. DAVIES: I am sorry, Mr. Brownlee, I wanted to clear that up, that's all. It didn't seem to correlate.

MR. BROWNLEE: Well, now, I just want to ask you this one more question on that point, if this Commission recommended annexation with no additional financial grants of any type, would the City be satisfied with that recommendation?

A I don't think they would be satisfied with it, I think they would prefer an alternative, but I think; in fact, it is clear that they would not be any worse off financially.

Q Well, in your opinion as an Economist are those additional grants necessary?

A Well, now, we are back to this question Mr. Davies asked us, what criterion of necessary; I am not saying

(Cont.) on the fifty cents amount to \$1.00

that is a very small amount for the city

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Mr. Davis: Mr. Davis

you made an analysis of the report

and picture in the City that you feel

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matters that we are now discussing

On whether or not they need more

Mr. Davis: Yes

No, I haven't. I haven't

whether or not they needed

concentrated activity on

the boundaries.

I want to clear that up, because

seem to correlate.

Mr. Brown: Mr. Brown

you this one last question

for action recommended

financial report of the city

related with that recommendation

I don't think they would be

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A (Cont.) they are necessary in the sense that the City taxpayers couldn't afford to pay them, all I am saying is that they are necessary in the sense that this is a responsibility which is properly to be divided between the City and the Province. I am not offering any opinion one way or ^{the} / other of necessary in the sense of whether the taxpayers could pay it.

MR. ROBISON: Excuse me, Mr. Brownlee, don't the City's recommendations, Mr. Garside, call for capital grants on 50% of the portion not covered by local improvement taxes? Isn't that correct?

A Yes.

MR. ROBISON: Well, isn't the answer, apart from the fact that you are an Economist, isn't the answer the answer that the City has already given?

DR. HARRIES: Well, it is a different answer.

MR. ROBISON: Well, all right, if it is different -- as far as I am concerned I am confused right now.

MR. BROWNLEE: So are we.

MR. ROBISON: You are talking about grants, Mr. Brownlee.

MR. BROWNLEE: Yes.

MR. ROBISON: From the Provincial Government, hasn't the City said that their recommendation is grants for 50% for the portion not covered for local improvement taxes? Isn't that correct?

A That's right.

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MR. ROBINSON: From

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ROBINSON: And from the
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MR. HARRIS: Will

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- 5241 -

MR. ROBISON: Now, what other grants are you talking about Mr. Brownlee?

MR. BROWNLEE: Those are the ones, sir.

MR. ROBISON: Well, the City's position is clear, isn't it?

MR. BROWNLEE: Well, the point that started this, is the fact that he has suggested that if there should be any grants they should go to Strathcona, not to the City.

MR. ROBISON: Well, he can't say that, because the City has already --

MR. HAYES: He did.

MR. ROBISON: Well, let's get the thing clear, he may have said it, but what are we talking about?

A Yes, I think that's important. I am talking about grants to meet need on the basis that the approved need of the municipality on a means test kind of an approach.

MR. ROBISON: You are saying that apart from the recommendations of the City, that if there is a case to be made for the Provincial Government giving Strathcona a grant or grants because of the detachment of the industrial area, is that what you are saying?

A I am saying there may be a case, I am not saying there is a case, there may be a case.

MR. BLACKSTOCK: You are contrasting two things; one: Strathcona says, the Government should give a grant to the City. You say, if there are any grants to be given at all, the grants should

Mr. Brown:

Now

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MR. BROWN:

MR. HOBSON:

is clear, isn't it?

BROWN:

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MR. HAYES:

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Yes, I think that's correct

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MR. HOBSON:

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- 5242 -

MR. BLACKSTOCK:(Cont.) be given to Strathcona because of the detachment?

A Yes, any grants of the sort that are related to the physical need of the area.

MR. BLACKSTOCK: Yes.

A Which is; I am trying to draw the distinction between that and these grants which are an allocation of the responsibility between the Province and the City where it is not determined in relation to the physical needs.

MR. ROBISON: And that is entirely apart from the recommendations of the City?

A Yes.

MR. ROBISON: You see, we are getting confused, Mr. Brownlee, on this matter of grants for Beverly and Jasper Place to bring their services up.

A Yes, and there, I am putting the proposition in terms that that is a proper responsibility which should be divided between the two areas without the regard of whether there is a physical need or whether there is not a physical need.

MR. HAYES: We are going to get grants anyway.

A Yes, we hope so.

THE CHAIRMAN: Mr. Brownlee, I don't, I certainly do not wish to hurry this discussion. I think we will adjourn at this point and you will return if you have other questions, or if you wish further time to clarify this particular point.

MR. BROWNLEE: Yes, Mr. Chairman. Mr. Chairman, I am sorry that we didn't get through by noon. I am

BLACKBURN: We give no answer.

of the day

Yes, any amount of the sort that you want.

Physical need of the area.

MR. BLACKBURN: Yes.

A: Which is: I am saying no more than that.

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MR. ROBINSON: And that

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A: Yes.

MR. ROBINSON:

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Mr. Robinson, Mr. Robinson

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- 5243 -

MR. BROWNLEE: (Cont.) wondering whether the Commission would prefer to go ahead with the other briefs that you had planned to start this afternoon and let this matter be continued afterwards?

THE CHAIRMAN: Well, my answer to that would be, I wouldn't mind asking the other people to wait for half an hour, say, but if we are likely to get involved in long discussions, then I would like to bring these two people on promptly at two. Now --

MR. BROWNLEE: Well, I think we can probably finish.

A If I could just comment, looking over my notes for the next four pages I see I have, "agreed" written on seven items, so I think we are going to find there is not much argument on quite a few of the points.

MR. BROWNLEE: We can probably finish in one or two minutes, sir.

MR. ROBISON: The trouble is, we are getting off on matters where there is no consensus on, we don't know what we are talking about, sometimes it seems to me. Mr. Brownlee is thinking of one thing and you are answering another thing, and I think the Commission is getting confused.

THE CHAIRMAN: Well, they have got that straightened out now, so that I think I understand, and I think they understand what they are talking about.

MR. ROBISON: Well, I hope so.

THE CHAIRMAN: Well, Mr. Brownlee, we will proceed with an attempt to clear this up immediately

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MR. PROWSE:

... one or two minutes, Mr. ...
A. PROWSE:
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... (murmuring) ...

Well, I hope so.
Prowse, we will ...
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D-34

R.E. Moffat - Brownlee Ex.

- 5244 -

THE CHAIRMAN:(Cont.) after the adjournment, and we hope
to have it finished by half past two, say.

(At this point the Commission
adjourned until 2:00 o'clock
this same date and reconvened)

1000 1000

PROCEEDINGS AT 2:00 P.M. Tuesday, March 8th, 1955.

R. E. MOFFAT, Esq., having been recalled on his former oath, examined by Mr. Brownlee, testified as follows:

THE CHAIRMAN: Yes, Mr. Brownlee?

Q MR. BROWNLEE: Mr. Moffat, I think we could turn to page 44 of the Strathcona submission. Now, you mentioned just before the conclusion of this morning's discussions that with respect to the balance of Strathcona's proposals you had noted down I think seven different places in which you were in agreement to some extent with us, and to conclude my questions to you I wonder if you could refer to those seven points and tell us in what respects you may be in agreement with the balance of our proposals?

A You indicated at the beginning of page 44, actually there is one at the bottom of 43 that we hadn't dealt with.

Q Oh, I am sorry --

A The proposal that something should be paid by the Province on provincially-owned property including the University Buildings; and we certainly agree with that proposal.

Then right at the bottom of the page there is the suggestion that this would help to carry over the period during which commercial and industrial development will catch up and balance the residential development. Now, that I don't agree with because I don't think the direction in which things are going is that, is one that would indicate that it is a question

- 5246 -

A (Cont.) of "catching up". I think the situation is likely to get worse for several years if the present boundaries are continued, so that I would say I disagree with the very last sentence on page 43.

Then on page 44 you make no comment with respect to Jasper Place and Beverly, and I suppose you don't ask me to say anything particular about it?

Q No, I am just trying to get at those seven points where there may be some agreement?

A Well, with respect to the District Planning Commission, you suggest that it should not be clothed with any arbitrary powers to make its plans or recommendations effective in any of the municipalities without the concurrence of the council. Now, that does not conform with the suggestion made in the City Exhibit that dealt with the District Planning Commission. I would not say that they asked for "arbitrary powers", but they did ask for powers in the hands of the District Planning Commission to make some of its proposals effective; so that I would say that I disagree with (a) of that.

But then in the case of (b), agreed, that is practically the same suggestion, practically the same as the thing is handled now, that is the one that the personnel of the staff should be available to any of the municipalities which prefer not to establish separate town planning advisory personnel; and we agree with that.

I think the situation

has been for several years if the
board is not continued, as that I would
agree with the very last sentence on

Then on page 44 you make no sense with
respect to Jasper Place and Beaver, and I hope
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concurrence of the council. Now, that does not

conform with the suggestion made in the City

District Planning Commission to make sense of its
recommendations effective; so that I would say that

is with (a) of that.

It is then in the case of (b) and (c)

the same suggestion, particularly

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municipalities which prefer

town planning authority

A (Cont.) Each municipality to have the right to forward recommendations direct to the Commission without going through the personnel or officers of the Commission; well, agreed. They should be free to do that if they want to, I think they already are.

"(d) No member of a Town Planning body of one of the Municipalities shall have the right to represent that Municipality upon the Planning Commission."

There I would say we disagree. I think it should be the right and the responsibility of the municipality to decide for itself what representations it wants to make, it wants to nominate to the District Planning Commission, but in practice unless there are strong reasons otherwise they should always send elected officials; but I would not like to say, but I would not like to say they could not send anybody else if they, if the council want it.

"(e) Each Municipality should have the right of appeal from any decision of the Commission to the Board of Public Utility Commissioners for the Province of Alberta."

Agreed.

Then there is the suggestion that the name of the Board of Public Utility Commissioners might be changed.

Well, I don't think it matters, I think we could put it down as "agreed" or "disagreed", whichever you like.

a municipality to have the right to

recommendations direct to the Commission

going through the personnel or officers of

Commission; well, agreed. They should be

to do that if they want to, I think they

are.

(b) No member of a Town Planning

one of the Municipalities shall have the

represent that Municipality upon the

Planning Commission.

I would say we disagree. I think it should

be the right and the responsibility of the municipality

to decide for itself what representations it wants

to make, it wants to nominate to the District Planning

Commission, but in practice unless there are strict

rules otherwise they should always send elected

officials; but I would not like to say, but I would

not like to say they could not send anybody else

, if the council want it.

Each Municipality should have the right

of appeal from any decision of the Commission

to the Board of Public Utility Commissioners

of the Province.

It is the intention that the name

Public Utility Commission should be

don't think it matters, I think

in a "yes" or "no" answer.

- 5248 -

A (Cont.) Then on number (4) which is on page 46, the suggestion that at one of the earlier hearings there might be some kind of a payment from the District of Strathcona to the City. We disagree with that suggestion, and for practical purposes it was withdrawn in any case.

But then that leads then to the alternative suggestion that the School District, School Division of Clover Bar should be extended to include the Town of Beverly; and again it is a case of disagreeing and suggesting that if there is any suggestion of a large district which would include fairly important urban areas as well as rural areas that attention should be turned to the possibility of amalgamating the School Division of Clover Bar and the whole metropolitan area into the one big school unit, but not that I would advocate that, I think it would be better not to do it. I think it would be better to keep two separate divisions there, but I think to amalgamate it all into one would be preferable to creating two on the basis of a division at 50th Street. I think that would be the least desirable of the three alternatives.

And then the last one is the suggestion regarding a Greater Edmonton Industrial Commission. I must say with respect to that one that it strikes me that the very reasons which lead to the suggestion that there should be a Greater Edmonton Industrial Commission are exactly the reasons which lead to the suggestion that there should be a greater Edmonton body

111 - 2111 -

Then on number (6) which is

was that there are one of the

might be some kind of a

list of

with that suggestion, and for

a

suggest that the School District

of Dover Bar should be extended

on of Beverly; and again it is

being and suggesting that it

of a large district which would include

important urban area as well as

attention should be turned to the

and regarding the School District

the whole matter of the

well, but not that I would advise

would be better not to do it.

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which the fact

R. E. Moffat - Brownlee Ex.
- Dr. Harries Ex.

- 5249 -

A (Cont.) for a lot of other things as well as an Industrial Commission; and the same arguments there apply as to the general suggestion that it should be an overall amalgamation. I would oppose the suggestion that there should be a special-purpose body just for an Industrial Commission in the same way that I would oppose any suggestion that there should be a special-purpose body to deal with any one of the other municipal services. I think it would be far preferable to have all of them on a metropolitan basis and all of them under the one council so that there would be co-ordination and inter-relation and overall supervision of all the metropolitan services rather than something special just for industrial development.

Now, does that cover what you had in mind?

Q Yes. I think Dr. Harries has two questions for you.

DR. HARRIES EXAMINES THE WITNESS:

Q Mr. Chairman, if I may? I can see why you wouldn't agree with certain of these suggestions, secondary suggestions made, because your primary objective or purpose is that there be annexation; but I am wondering about this, you say that you don't think there should be an Industrial Commission because that is a Special-Purpose body?

A Yes, that's right.

Q Well, if that is your attitude how can you justify a special-purpose Commission such as the Edmonton District Planning Board?

- A Yes. Well, the Edmonton District Planning Board, as I conceive it, is a special problem of the places where you cannot really draw clear cut lines. The objective should be to draw clear cut lines as much as you can, and within the inner core area within those lines should be under one council, and outside those lines should be under a rural council; and then you do have cases where you simply cannot draw your clear cut lines, and that is the range of activity in which I see the District Planning Commission operating. But I think the industrial development problem is one which should be conceived of as overwhelmingly a problem of the urban core and, therefore, should be attached to the urban area; and then if you want to go in the other direction and have the industrial development approach which goes much outside that and covers very large areas, then I think you practically have to go to a Provincial set-up.
- Q Well, aren't you really saying that there is a clear cut line as far as industrialization is concerned and that clear cut line would define the City boundaries as the area within which industry can go, is that not what you are saying?
- A I think maybe I could agree with that except I would not say "To which industry can go", I would say "In which industry will go."
- Q All right.
- A But I think that is probably right, yes.
- Q Yes, so that in effect then your basic proposition is that there should be, if it can possibly be worked that way, that there should be no industry

Well, I think the problem of the city is not really new clear and distinct. The problem could be to draw the city out and within the inner core, and it should be under one council, and really

I think in the future we see the industrial planning committee. But I think the industrial problem is one which should be considered as a problem of the urban area and not be assigned to the urban area, and I go to go in the other direction. Industrial development is something which is not only that and covers very large areas, and you practically have to go to the industrial area. Well, doesn't you really say that? As far as industrial development is concerned, it is clear that we would define the area as the area which is in the industrial area. What you are saying is that we could have a very large area which is industrial, and the industry will be. I think it is probably right, and I think that the industrial area should be

- 5251 -

Q (Cont.) in Strathcona, in the M.D. of Stony Plain, and in the other municipal districts immediately surrounding Edmonton?

A Yes, I would put it that the best administration would put all the industrial development in one group and all the agricultural development in a different municipality, yes.

Q Fine. Now, assuming for the moment that the recommendation of the City of Edmonton with regard to annexation is not adopted by the Commission, would you think that there would then be grounds for any payment to the City of Edmonton from the Municipal District of Strathcona to cover those costs which it is alleged, and I believe personally can be shown, to attach to the City of Edmonton as a result of industrial development?

A Well, there might be a case in theory, I think there possibly would be a case in theory, but I think in practice it would be a very bad business to get involved in; and to have one municipality subsidizing its neighbor and creating all the bad feeling and antagonism that is bound to develop when one is subsidizing another, so that I think in theory there probably would be a case, but in common sense it would be better not to do it.

Q So from a practical standpoint, if this Commission were to decide that there would not be annexation of the industrial area, you think that the City of Edmonton would be better off to not press any claims for payments from the Municipal District of Strathcona or that area where industry is settled?

- 5252 -

A From the municipal government of that area, I would say yes, they would be better not to press claims for that.

Q And making another supposition, suppose that the Commission were to recommend that industrial taxation be placed on a Province-wide basis --

A Yes.

Q -- such as you have suggested should be the case.

A I am sorry, such as I -- ?

Q I am sorry, such as you have, you are on record as opposing that suggestion?

A Yes.

Q But just suppose that it were adopted; would you then feel that it would be to the best interests of Edmonton to expand its boundaries?

A Yes.

Q And would you think that even if there was no financial assistance in the form of special grants given to the City, that the City would be wise to expand its boundaries?

A I would say yes, I know that I would not be able to carry the full concurrence of the City officials on that but personally I would say yes, even if it would cost them some money they should have the boundaries extended to give a workable municipal administration serving the whole area.

Q And do you feel that, and this is just that I thought it might be useful to have your personal observation, do you feel that if there was a mill rate increase as a result of the situation we have just discussed,

Q (Cont.) that it would impose a burden that could not be paid by the City taxpayers? I am not saying do you think it should be, I am just asking do you think that from the standpoint of the ability to bear the burden that it could be borne?

A Well, it would depend an awful lot on how big the mill rate increase was.

Q Let's say it is --

A -- that it is two mills.

Q Well, we have already agreed that they can stand three mills in some previous evidence today; let's say for the purposes of argument that it is between five and ten mills; I am not asking you if you think they should accept it, I am asking you, as a result of your observation, whether you feel that, for example, the indices that Commissioner Blackstock mentioned this morning, tax recoveries, delinquencies, and so on; do you think that in terms of those kind of measures that the taxpayers could not stand that kind of an increase?

A Well, if it was purely a question of economics --

Q Yes?

A Of "Can they afford to do it out of the money they have got available?" --

Q Yes?

A I think the answer has to be "yes, they can afford it."

Q Yes.

A But --

Q I know there are problems of equity and everything else, I know there are problems of equity, but

- 5254 -

Q (Cont.) disregarding those, just from the pure economic standpoint, an increase in the mill rate of between five and ten would be possible?

A Yes, purely from the economic point of view I think so, I certainly would not want that to be any suggestion that it should be done that way.

Q No, no --

A Or that the public would like it to be done that way or that there are not other alternatives which would be better. But if it is purely that question "Could they pay the money out of the incomes that are available?", why, I think the answer has to be "Yes.".

Q Now, earlier this morning you made the statement, or so my notes indicate, that at present there is "jockeying" as to who will get industry?

A Yes.

Q On the assumption that the rural areas surrounding Edmonton will not accept the proposition that you have stated, namely that industry should be in the urban area, on the assumption that they won't accept that, do you see any end to the "jockeying" which will go on as far as the location of industry is concerned by the mere fact of annexation?

A Well, you won't get an end to it but I think you will reduce it very considerably, and particularly if all the surrounding areas are on a mill rate that is even, that is within a fairly narrow range of equality. Then I think you would end a fair amount of jockeying. There would still be some, yes.

- 5255 -

Q But you think that for the most part the "jockeying" would be finished?

A Yes, because I think for the most part industry would under those conditions go into that one area on the east side of Edmonton.

MR. ROBISON: Because of geographical factors?

A Yes.

Q DR. HARRIES: I was going to ask you then, do you see any significant difference in geographical factors as between the area which we now call the "Strathcona Industrial Area" and a location, say, down by Duvernay?

A How far outside?

Q Oh, about 75 miles, if I remember correctly.

A Oh, very much so.

Q That is geographically?

A Yes.

Q Oh, and what would those differences be?

A Convenience to a labor force primarily, and to an existing urban centre where there is water and sewer organization there available for the crew to make use of.

Q Well now --

A And I don't know the area you talk about, whether they are both railway lines are in there, but convenience to existing pipelines, and to secondary servicing industries that will provide repairs for the automobiles, and all the things that go with an urban centre.

Q Well, now then, it might be useful to have a definition here, you term those things "geographical advantages", what would you term "municipal advantages"

- 5256 -

Q (Cont.) or are they the same thing in your thinking?

A Well, I don't know what you mean by "municipal advantages", I call it "geographical advantages", those things which are available in a certain geographical location and not elsewhere. Now, the things which may be available in a certain geographical location will be, in part, the nature of the soil and the water and so on and, in part, the social things that are in that location as well, they are geographical in the sense that they are in one locality and not in another one.

Q It might be useful, Mr. Moffat, for us to distinguish between "site advantages" and "geographical advantages"; now, in connection with what you term "geographical advantages" you have mentioned the availability of water and sewer in the Edmonton area?

A Yes.

Q I ask you whether a company like Canadian Chemical, whether that would be a factor in their choice of location?

A Very much so, yes.

Q The availability of water and sewer to the City of Edmonton?

A Yes, because the alternative is that if they don't go near an area that has got it then they have to put it in by some arrangement, a company town or something of that sort.

Q I was going to discuss the worker aspect of it, I am now talking about industry.

- 5257 -

A Yes, but you can't locate an industry without workers, they have all got to go together.

Q Let's take site advantages for the industry?

A For the plant itself?

Q For the plant, yes; you are not suggesting that the availability of sewer --

A Oh, no, no.

Q -- and water or any of those other factors that you mentioned will represent an advantage to the industry from the site standpoint?

A Not for the few acres of land on which they are going to locate the plant, no, but an industry just can't locate itself on that basis alone, it has got to also provide^a place for its employees to live, it has got to be convenient to transportation for its supplies coming in and for its material going out and all of those other things.

Q Well now, the fact that Western Chemicals located at Duvernay would then seem to contradict the assumption that you are making in connection with the geographic advantages that the Edmonton area has.

A No, it means that they chose to go into an area where other arrangements would have to be made for those other costs, and presumably they are reflected in some way, I don't know the situation on that particular one, but they will be reflected in some way in the total cost of the industry, either by the wages that they will have to pay in order to let the employees provide those facilities for themselves, or in terms of making their tax contribution available to the municipality that is providing it.

- 5258 -

Q Isn't it a fact, Mr. Moffat, that the petro-chemical type of industry where you have tremendous investments relative to the number of employees, that it is very easy to over-stress the importance of employee services and their relative cost?

A Oh, yes, it is less important in an industry with a big capital cost than it is in one with a low capital cost like industries that, well, take the clothing industry or something like that.

Q Or the packing house industry?

A Or the packing house industry, yes.

Q So that to the extent that the future of this area may lie with petro-chemical development, the enlargement of the boundaries of the City of Edmonton is not likely to stop this "jockeying" for industry?

A Well, again it is not just the petro-chemical industries, it is the big basic petro-chemical industries; if you are talking in terms of the secondary industries in the petro-chemical field, using the by-products, and so on, they do have to stay reasonably close in.

Q Yes?

A But a big refinery could conceivably go outside but I think it was, was it Dr. Littler, or one of the technical people before the Commission, he was quite strong in pointing out that there was a great advantage in concentrating those kinds of industries together so that there could be an exchange of raw materials and by-products by pipe lines between two or three of the plants.

- 5259 -

Q That was Dr. Littler.

A Now, personally I don't know anything about that but I was quite impressed with his discussion on that, which would indicate that the pure technical requirements of the petro-chemical industry itself would cause them to get together, to gather together in a group some place.

Q But I repeat my question, to the extent that the petro-chemical industry is not dependent upon these geographical advantages that you have outlined, then this annexation will not prevent "jockeying" as to who will get that type of industry?

A Oh, no, it won't prevent it entirely, no.

Q Well --

A It will cut it down, and it will cut it down to a greater extent in the case of other industries and to a lesser extent in the case of the basic petro-chemical type of industry.

Q Yes. Well, just as a matter of information, Mr. Moffat, could you give the Commission, say in terms of assessment, the secondary industries as you define the term that are in this area as a result of the petro-chemical development?

A Well, there is practically none in terms of present development.

Q No.

A There is secondary industry in the form of industry which is servicing the petro-chemical, the people that are providing the steel pipe, the people that are servicing the trucks and so on, but there is

A (Cont.) practically no secondary industry using by-products up to this stage.

Q Fine.

MR. ROBISON: Mr. Garside, I would like to ask you and Mr. Brownlee what significance this Commission is to attach to the fact that there has been some agreement between Mr. Moffat, representing the city, and Strathcona in connection with certain matters in the Strathcona brief. You and Mr. Brownlee could maybe give me an answer to that?

MR. GARSIDE: All I know about it, what you might call an "agreement" is this, that we know, we realize that the Commission is anxious to proceed and perhaps finish this week, but I heard Mr. --

MR. ROBISON: No, no, you misunderstand me. There was some mention made by Mr. Moffat and Mr. Brownlee about "agreement" on some of the matters in the Strathcona brief, that some of these factors, that there is agreement on them, and my question is what significance is the Commission to attach to the fact that the City of Edmonton and the Municipality of Strathcona agree on anything?

MR. GARSIDE: Oh, I see what you mean.

MR. ROBISON: You see what I mean?

MR. GARSIDE: Well, I think it would be very interesting if the Municipality of Strathcona would agree to come into Edmonton, but apart from that --

(Laughter)

MR. ROBISON: Well, we are moving within the ambit of a complete disagreement on that.

- 5261 -

MR. GARSIDE: No, I think you are right there.

A Well, Mr. Robison, if I might comment on that. I think it would be very remarkable if a group of intelligent people could not agree on most of the basic questions of this area and only disagree on a few things. If you ever got a situation where people were disagreeing on everything then that in itself would be one of the strongest evidences that this is not one community in which they are all concerned.

MR. ROBISON: Well, it seems to me, speaking as a Member of this Commission, that the City and the Municipality have disagreed on practically everything.

A Oh, no.

MR. ROBISON: That is my impression.

A No.

MR. ROBISON: Oh, there have been agreements on some matters but broadly my impression is that they disagreed on practically everything that is of major importance.

THE CHAIRMAN: Well, Mr. Brownlee, would you care to say something?

MR. BROWNLEE: I think, Mr. Chairman, all I can say is we are just trying to see to what extent we can narrow down the field of disagreement.

MR. ROBISON: Yes, and my question is what significance, of what significance are those agreements as far as this Commission is concerned having regard to the fact that there are so many broad disagreements. I am asking myself that question.

THE CHAIRMAN: Well, Mr. Brownlee, my understanding of what

THE CHAIRMAN: (Cont.) has taken place in the last hour or at least just before adjournment and now is simply your desire to expedite this particular part of the hearing.

MR. BROWNLEE: Oh, yes, that is correct, sir.

THE CHAIRMAN: So far as the Commission is concerned, and I personally am concerned, I am very grateful to you and to Dr. Harries and Mr. Garside and Mr. Moffat in limiting the general field of the board inquiry as much as possible so that we can get on to hear the other persons who are to come before us this afternoon. It was a matter that we did not expect, we did not think the Commission would be sitting all this time. If there was general agreement as to what ought to be done we could have gone home long ago.

Well now, may I assume that Mr. Moffat may be excused? That is all right?

MR. BROWNLEE: Yes, Mr. Chairman.

MR. DAVIES EXAMINES THE WITNESS:

Q Mr. Chairman, not as far as I am concerned because I don't understand an answer Mr. Moffat gave, the significance of an answer that was given to Mr. Brownlee. Do I understand that on behalf of the City that you are acquiescing to the proposition that there would not be any very serious objection to boosting the mill rate in Edmonton from five to ten mills?

A No, I didn't agree to that at all. I was asked specifically in terms of pure economic theory

- 5263 -

A (Cont.) "Do you think it would be possible to pay it?", and I said yes, but I went on then to say that is not, that I am certainly not advocating that it should be done and that that certainly is not advocating that anybody should agree with that.

Q Will you answer my question then, will you answer me this question, if it is economic, if it is economic to do it, what is the reason that it should not be done?

A Oh, well, there are a lot of things that it is possible to do but that it is not a good idea to do. There is a great distinction between what is "possible" and what is "sensible", they don't mean the same thing at all.

Q Mr. Moffat, if it is economic, if you as an economist say that it is economic to do it, would you mind giving me as a Member of this Commission some reasons, good reasons why it should not be done?

A I was not asked as an economist to offer an opinion on it, I was asked as an economist "Do you think it would be possible?", and I said yes; but that is as far as I am going to go, I am not going to agree that it would be a good thing to do it from an economic point of view, or a political point of view, or a public policy point of view, or any other point of view; all I am saying is that I think it would be possible for people to pay it if they had to, and that is all I said.

DR. HARRIES: I attach some considerable importance to that answer and I am just wondering, if there is any

possible to
and I said yes, but I want on each to
is not, that I am certainly not advocating
could be done and that that certainly is
of advocating that anybody should agree to it
if you answer my question that, will you
this question, if it is economic, if it
to do it, what is the reason for it
be done?
Oh, well, there are a lot of things that it is
possible to do but it is not a good idea to
do. There is a great distinction between
the "possible" and what is "reasonable". They don't
mean the same thing at all.
Mr. Moffat, if it is economic, if you are a member of
say that it is economic to do it, would you mind
giving me as a member of this Commission, and
good reasons why it should not be done?
I am not asked as an economist
on it, I was asked as an economist. The question is
would be possible?" and I said yes, that
as far as I am going to give it a good
that it would be a good thing to do it.
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now, all I am saying is that I think it
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said.
I have considerable influence to
just yesterday, if there is any

DR. HARRIES: (Cont.) question about it, if it would not be worthwhile to have the question and the answer from the Reporter. As I understood the answer it was a question of just from the straight economic standpoint, I was not asking about equity and the other things that may affect your opinion, but "Could it be done?", and the answer as I took it was "Yes."

A Yes, it could be done in terms that it would be possible to pay it.

MR. BLACKSTOCK: If they could bear the load.

Q MR. DAVIES: Then would it be correct to say that if it is ten to twenty mills, that your answer will be "Yes" from an economic point of view, Mr. Moffat? And if that answer is "yes", as to twenty to thirty mills, is it still economic?

A I don't know where you can draw the line.

Q But you did draw it, or have you drawn it yet?

A No, I haven't drawn it.

Q Well, what about ten to twenty mills, would you draw it now for me?

A No, I am not in a position to draw a firm line, I don't know, I haven't done any work on --

MR. ROBISON: Well, wasn't Mr. Moffat merely asked by Dr. Harries to take a forensic position just for the purposes of argument, wasn't that it?

A That is what I thought.

MR. ROBISON: As far as I am concerned you were asked a theoretical question.

A Yes, that's what I thought I was answering.

DR. HARRIES: No, it was not theoretical.

- 5265 -

A That is what I thought I was answering.

DR. HARRIES: I would like to make my position clear, what I was trying to find out was if in the opinion of Mr. Moffat, as an economist, if an increase of from five to ten mills would result in increased tax delinquency and those other things, otherwise from an economic standpoint, and forgetting about the problem of whether they should do it or not, was it possible; and I understood him to say yes. Now, I don't know -- what I meant by the "other things", to make my position clear in connection with the question, was it might be said "Well, they shouldn't pay more because the Government has got lots of money and the Government should pay.", but I was trying to cast that side of the picture away for the purposes of the question.

MR. DAVIES: Well, Dr. Harries, do you think you were asking Mr. Moffat a forensic, theoretical question such as is suggested by Commissioner Robison, or did you think you were asking him a practical question?

DR. HARRIES: I was under the impression it was a practical question because you can see where we would, well, where we would propose to go with that answer in our argument, I mean, to be perfectly blunt about it.

MR. ROBISON: What did Mr. Moffat understand?

A Well, I certainly interpreted it, and you will recall that I hedged on it several times so that I would get the statement clear what he was trying to ask me, "Is it economically possible that they could pay it?", and that is all I thought I was being

... I was a little bit nervous

... trying to find out

... Mr. Moffat, an economist, in

... live to ten million would be

... money and those other

... economic standpoint, and

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DAVIES: Well, Dr. Harrison, on

asking Mr. Moffat: "Forensic"

... is as suggested by the

... did you think you were right?

... I was in the same

... that question because

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... Mr. Moffat, would you

... really interpret it

... hedged on it never

A (Cont.) asked, which has not got anything to do with whether it would be good economic policy or desirable or anything else. It is purely that out of incomes available would it be possible for them to pay it, and that is what I thought the question had narrowed down to, narrowed itself down to by the time I answered it.

MR. BLACKSTOCK: And there wasn't doubt in my mind but that that was what you were answering, Mr. Moffat.

A Yes sir.

MR. ROBISON: That's what I thought.

THE CHAIRMAN: Again I inquire if we may have Mr. Moffat stand down now?

MR. GARSIDE: Sure.

THE CHAIRMAN: Agreed?

MR. BROWNLEE: Yes, Mr. Chairman.

THE CHAIRMAN: Thank you, Mr. Moffat.

(The Witness Steps Down.)

THE CHAIRMAN: And we will be seeing you again no doubt.

Now, Gentlemen, there has been submitted to the Commission Members briefs on behalf of two groups of people, the first is the Belmont Ratepayers Association, to be represented as I understand it by Mr. Hood; and second, the ratepayers of Division 3 of the Municipal District of Stony Plain, No. 84. Is Mr. Hood present?

MR. HOOD: Yes.

THE CHAIRMAN: And you are prepared to present this brief at this time, Mr. Hood?

MR. HOOD: I am.

which has not yet
it would be good to
anything else.

Income available would be

them to pay it, and that is

question had narrowed down to, however

by the time I answered it.

And there wasn't any

that that was what you were after

A Yes sir.

MR. OSBORN: That's what I thought.

THE CHAIRMAN: Again I apologize to you

stand down now?

MR. OSBORN: Yes.

THE CHAIRMAN: Answer?

MR. BROWN: Yes, Mr. Chairman.

THE CHAIRMAN: Thank you, Mr. Brown.

(The Will)

And we will be seeing

Now, Gentlemen:

to the Commission members present on

Association, so be

and to Mr. No.

prepared to pay

Mr. No.

- 5267 -

THE CHAIRMAN: Will you come forward and be sworn,
please?

GEORGE WILLIAM HOOD, having first been duly sworn,
testified as follows:

A I was going to say, Gentlemen, before I started,
that I am thoroughly unaccustomed to this thing
that I am going to do now so that you will have to
bear with me through the first page or so until I
get settled down a bit.

MR. BLACKSTOCK: You don't need to worry, Mr. Hood,
we are all pretty nice fellows up here.

A Thank you.

THE CHAIRMAN: And besides that, Mr. Hood, if it would
compose you you may be seated so you just suit
yourself, as I said before.

A Thank you.

Now, Gentlemen of the Royal Commission
and others present:

" We appreciate the opportunity of appearing
before this Commission, especially on such short
notice, to present our views on the proposal
to extend the boundaries of the City of Edmonton.
The reasons for this delay will be explained
shortly.

A few weeks ago the City of Edmonton
submitted a proposal to the Commission
requesting that certain areas surrounding the
City of Edmonton be included within the limits
of the City of Edmonton. One of the areas
the City proposed annexing was the one mile

WILLIAM HOOVER

dated as follows:

I was going to say, gentlemen, before that I am thoroughly unaccustomed to this kind of thing. I am going to do now so that you will not bear with me through the first page or so until I get settled down a bit.

MR. BLACKBURN: You don't need to worry.

We are all first time fellows up here.

Thank you.

CHAIRMAN: And besides that, Mr. Hoover, it is really

compose you. He seemed so far from being

yourself, as I said before.

Thank you.

Now, gentlemen of the committee

and others present:

"We appreciate the statement of Mr. Hoover

before this Commission, especially in view of

notice to present our views on the matter.

To extend the boundaries of the City of London

the reasons for this delay will be explained

by Mr. Hoover.

A few weeks ago the City of London

submitted a proposal to the Commission

that it should be certain areas surrounding the

City of London should be included within the limits

of London. One of the reasons

mentioned annexing as the one of the

- 5268 -

A (Cont.)

"strip north of the city limits commencing at 97th Street and extending east to the Saskatchewan River. We have since heard that the City is now modifying this proposal and is requesting annexation of the area extending 2 miles east of 50th Street only. As a natural consequence the City is requesting that its eastern boundary be extended to take in Beverly and the area immediately adjoining Beverly to the north and bounded by 50th St., the prolongation of 137th Ave, and the Saskatchewan River."

THE CHAIRMAN: Mr. Hood, if I interrupted you would that disturb you?

A No, that's fine.

THE CHAIRMAN: There is somebody over here with you doubtless who would while you are reading indicate to us the specific areas of which you are talking? Now, we know pretty well but --

A There is no one, I don't believe, prepared to do that at the moment.

THE CHAIRMAN: Well, then in that case perhaps you would not mind going over and reading from over there?

A Until later on this will be the only reference. We are speaking here on what we now believe the City is requesting to annex.

THE CHAIRMAN: Yes.

A From 97th Street, am I correct?

THE CHAIRMAN: Yes.

A To two miles east of 50th Street.

of the city limits commission to
and extending east to the Saskatoon
river. We have since heard that the city is
modifying this proposal and is requesting
annexation of the area extending to 50th
Street only. As a result, the city is requesting that its eastern boundary
be extended to take in Beverly and the area
immediately adjoining Beverly to the north
bounded by 50th St., the prolongation
Ave. and the Saskatchewan River.

CHAIRMAN: Mr. Hood, if I interrupted you

disturb you?

No, that's fine.

CHAIRMAN: There is somebody over here with you
doubtless who would like you to present
to us the specific areas of which you are talking.
Now, we know pretty well that --

There is no one, I don't believe, prepared to
take all the north.

Well, then in that case

What more can we do?

request; to annex.

- 5269 -

THE CHAIRMAN: Which is right to the river, is it?

A No, no, two miles east of 50th Street here.

Originally we thought the city was requesting to annex all this area right to the river here.

THE CHAIRMAN: Yes?

A Now we believe they have modified that proposal to just include two miles east of 50th Street and then as a natural consequence the brief goes on to say:

"As a natural consequence the City is requesting that its eastern boundary be extended to take in Beverly -- "

THE CHAIRMAN: Yes.

A This is Beverly, and

"....and the area immediately adjoining Beverly to the north and bounded by 50th Street, the prolongation of 137th Avenue, and the Saskatchewan River."

THE CHAIRMAN: Yes, I see.

A " The Belmont Ratepayers Association has no authority to speak for the whole of this area. We are however, concerned with the one mile area lying immediately North of the City and extending from 66th Street to two miles east of 50th Street."

THE CHAIRMAN: Would you kindly show me on the map?

MR. ROBISON: Will you just refer to those numbers and point it out?

A That will be this section here, the one mile west of 50th Street, extending one mile north of the present city limits, it is these two sections here,

originally we thought the city was

THANKS: YES?

we we believe they have made
not included two other ones. The
as a natural consequence.

"As a natural consequence

but the entire country

in Beverly --

MR. ALBANY: YES.

This is Beverly, and

"...and it is a

to the city of

Yes, I see.

The town of

no exception to the rule

is also known

the town of Beverly

THANKS

Yes, I see.

The town of Beverly

is also known

the town of Beverly

is also known

- 5270 -

A (Cont.) the two miles east of 50th Street, and the one mile strip here.

THE CHAIRMAN: Yes.

A I am sure that that is all until a lot later on in the brief.

The last time I practised this it took me 35 minutes to read it.

" Before deciding to make representations on the request of the City of Edmonton, it was felt by the members of our Association that we should endeavour to obtain more information from officials of the City of Edmonton on the nature of their proposal.

Accordingly a questionnaire was prepared and discussed with some of the city officials. A delegation attempted to present this questionnaire to the City Council but was unsuccessful in doing so.

Here is the list of questions submitted:

1. What area on the Northern outskirts of the City and the eastern section North of the River is it proposed to take into the City?
2. What is the purpose of taking this area into the City?
3. What is the understanding of the City in the use of the word development? Does it include all utilities i.e. sewer, water, light and power?
4. If it is not proposed to develop this area, what are the advantages to either the City or

... ..
... ..

CHAIRMAN: Yes.

I am sure that that is all.

The last is

... ..

... ..

the request of the

by the members of the

endeavour to obtain

officials of the City

of their proposal.

At originally a

and a

A delegation

the City

... ..

... ..

River is

2. What is the purpose

... ..

... ..

... ..

... ..

... ..

- 5271 -

A (Cont.)

- " the ratepayers living in the area to have this area taken into the City?
5. If it is proposed to develop the area, when will the development take place?
6. What is the nature of the development proposed:
- a) residential?
 - b) industrial?
 - c) green belt area?
7. Pending development of the area, what is the proposal of the City for providing school facilities for the children in the area?
8. Pending development of the area, what is the proposal of the City in connection with assessment and taxation in the area?

We have been unsuccessful in obtaining any concrete information to these questions. As already indicated even the exact area the City is requesting is apparently still not definitely settled.

The nearest approach to a concrete reply was the information given that it was desirable the City should obtain control over the area surrounding it in order to prevent the establishment of any further hamlets or towns like Jasper Place and Beverly.

What the City appears to overlook in this contention is the fact that even if its boundaries are extended it is still not in a position to prevent the development of the area adjoining

the proposed development is...
this area taken into the City
It is proposed to develop the
will the development take
What is the nature of the development?

- a) residential
- b) industrial
- c) green belt area

Pending development of the area
proposal of the City for providing
facilities for the children in the
8. Pending development of the area
proposal of the City in connection
assessment and taxation is
We have been unsuccessful
any concrete information to date
already indicated even the exact
is requesting it separately
settled.

The nearest approach to
was the information given that
the City should consider
authorizing it in order to prevent

What the City should consider
that is the fact that even if
it is still not in a position
to proceed with the proposal

A (Cont.)

"the extended boundaries. All it has accomplished is to compel people who do not wish to build in the City to go further out.

Furthermore the City seems to think that all people desiring to work in industries located either in the City or on the outskirts of the City should reside in the City. We feel this is taking a very narrow view point. If we look at some of the larger cities on the continent, New York and Chicago, for instance we find that thousands of people working in these cities, reside outside the cities, in some cases many miles away. For a great variety of reasons these people prefer to commute back and forth between their place of occupation in the City in their homes in the Country or a town located some distance away from the City. Surely no one, other than possibly officials of the City of Edmonton, would suggest that the city boundaries should be extended to take in, for instance, the town of St. Albert, because many of the people living in St. Albert are working in the City.

We would like to make our stand abundantly clear. We do not object to our area being taken into the City of Edmonton. We do not want to see however, a repetition of what happened with the district of North Edmonton.

It was on the 18th of July 1912, that an Order-in-Council was passed annexing the village

- 5273 -

A (Cont.)

"of North Edmonton, as it then was, with the City of Edmonton. At that time the City appeared desirous of having all the packing plants located in this area but desired to obtain the benefit of the taxation derived from the packing plants. Consequently negotiations were entered into between officials of the City of Edmonton and the Village of North Edmonton for the annexation of the village of North Edmonton to the City of Edmonton.

The necessary legal procedure required at that time was by way of a petition signed by two-thirds of the ratepayers of the Village asking to be annexed to the City. The Village officials agreed to submit the necessary petition to its ratepayers with certain conditions. A vast majority of the ratepayers signed the petition requesting to be taken into the City of Edmonton, but subject to the conditions contained therein. The City agreed to the annexation of the Village of North Edmonton, subject to the conditions contained in the petition signed by the ratepayers of the Village of North Edmonton. The Order-in-Council passed on July 18, 1912, providing for the annexation of the Village of North Edmonton to the City of Edmonton also provided that this annexation was subject to the terms and conditions referred to in the petition signed by the ratepayers of the Village of North Edmonton.

1914

North Edmonton, as is shown with the map

At that time the City expressed
desires of having all the parking places located
in this area but desired to obtain the benefit
of the taxation derived from the same
Consequently negotiations were entered into
between officials of the City of Edmonton and
the Village of North Edmonton for the annexation
of the Village of North Edmonton to the City
of Edmonton.

The necessary legal procedure was
at that time was by way of a petition signed
two-thirds of the ratepayers of the Village
asking to be annexed to the City. The
officials agreed to submit the necessary
to its ratepayers with correct
vast majority of the ratepayers
requesting to be taken into the City
but subject to the conditions contained therein
The City agreed to the annexation of the Village
of North Edmonton, subject to the conditions
contained in the resolution of the ratepayers
of the Village of North Edmonton. The
in-Council passed on July 18, 1914, providing
for the annexation of the Village of North
Edmonton to the City of Edmonton also providing
that the same was subject to the conditions
in the petition signed
Village of North Edmonton

- 5274 -

A (Cont.)

" In order to avoid any misunderstanding in this matter, particularly in the light of what we propose to bring out later, we would like to read to the Commission the heading of the petition signed by the residents of the Village of North Edmonton, the exchange of communications between the City of Edmonton and the government and finally the Order-in-Council providing for the annexation of the Village of North Edmonton to the City of Edmonton. These documents are attached as an appendix to this brief."

I will now read Appendices 1 to 7 which are located a couple of pages further, after page 10.

MR. BLACKSTOCK: Mr. Hood, I wonder if you need read them all? The important one is No. 1 which sets out the conditions?

A Yes.

MR. BLACKSTOCK: And the other is the Order-in-Council which refers to the conditions.

A Yes. Then I will just read those and the headings of these various appendices to indicate how we arrived at that.

Appendix Number 1 is the Heading of Petition signed by ratepayers of the Village of North Edmonton requesting annexation to the City of Edmonton:

"MAYOR AND CITY COUNCIL OF EDMONTON.

The undersigned residents of the Village of North Edmonton petition your honorable body as follows:-

is that to avoid any misunderstanding it

is, particularly in the light of what

we propose to bring out later, we would like to

read to the Commission the heading of the petition

signed by the residents of the Village

Edmonton, the exchange of communications

the City of Edmonton and the Government, and

the Order-in-Council providing for the

of the Village of North Edmonton to be

Edmonton. These documents are attached as

appendix to this brief."

I will now read Appendixes 1 to 7 which are some

couple of pages further, after page 10

BLACKSTOCK: Mr. Hood, I wonder if you are

then all? The important one is No. 1 which

is the conditions

BLACKSTOCK: And the other is the Order-in-Council

which refers to the conditions

Yes. Then I will just read it as well as

of the various appendixes to indicate how

stripped at that.

Appendix Number 1 is the heading of the

of the Village of North

request for annexation to the City of Edmonton

AND CITY COUNCIL OF EDMONTON.

understanding residents of the Village of

for help on your honorable body as

- 5275 -

A (Cont.)" That you annex the Village of North Edmonton to the City of Edmonton, providing that you give us assurance that water, electric light, police protection and all other City conveniences be given us as soon as the development of this part of the City would warrant such."

Appendix No. 2 is just a letter from the City of Edmonton to the Government dated June 20th, 1912, and closing the petition; and Appendix No. 3 is the Petition of the City as sent to the Lieutenant-Governor; and Appendix No. 4 is the Affidavit of the signatures on the Petition; and then the receipt of the Petition by the Deputy Attorney General.

There is one here that will be referred to, it is No. 5.

THE CHAIRMAN: No. 5?

A I would like to read it if I may.

THE CHAIRMAN: Yes.

A This is from the Government to the City re the Village of North Edmonton:

"Sir.- I have the honour to acknowledge receipt of your letter of 20th ultimo, enclosing papers in connection with the annexation of North Edmonton to the City of Edmonton. The Affidavit of Mr. Briere, Mr. Mantel and Mr. Simpson seems to cover the point as to the necessary two-thirds inhabitants signing same. I notice, however, that the petition to your Council says as follows:-

That you annex the Village of North
to the City of Edmonton, provide
assurances that water, electric light
and all other conveniences
shall be given as soon as the development
of the City would warrant them.
Appendix No. 2 is just a letter from the

Mayor; and
the signatures of the Petition, and also the
Petition by the Deputy Attorney General.
There is one here that will be referred to
as No. 5.
No. 5?

Would like to read it if I may.
CHAIRMAN: Yes.
It is from the Government to the
City of North Edmonton.
I have the honor to
your letter of 20th. 1912.
connection with the
admission to the City of Edmonton.
Affidavit of Mr. Simpson, Mr. Simpson
Mr. Simpson seems to cover the point as to
the two-thirds inhabitants living now
in the City, that the petition is now
is follow.

1912
1912

- 5276 -

A (Cont.)

" 'that you annex the Village of North Edmonton to the City of Edmonton, providing you give us assurance that water, electric light, sewers, police protection and all other City conveniences be given us as soon as the development of this part of the City would warrant such'.

Would you kindly let me know what has been done in reference to this condition. The reports of the committees do not appear to make any reference to this point and I shall be glad to hear from you concerning same at an early date.

I have the honour to be,

Your obedient servant,

Deputy Attorney General."

And the next one is Appendix No. 6, is the acceptance, is a letter from Mayor Douglas accepting the conditions on behalf of the Council, and Appendix No. 7 is the Order-in-Council 649/12 providing for the annexation of the Village of North Edmonton to the City of Edmonton, signed by G. H. V. Bulyea, then the Lieutenant Governor.

" The Hon. The Attorney General reports, under date of July 18th, 1912, that applications has been made by the Council of the City of Edmonton asking that the boundaries of the City of Edmonton be extended to include the territory comprised within the limits of the Village of North Edmonton, in accordance with the petition presented to said Council signed by over two-thirds of the inhabitants of the said Village

that you were the Village of North Edmonton
to the City of Edmonton, providing you are
the fact that was, electric light
office protection and all other
be given as soon as the development
part of the City would warrant it.
Would you kindly let me know
done in reference to this connection.
of the committee do not appear
reference to this point and I shall
hear from you concerning same at an early
have the honor to do,
Very truly,
Deputy Mayor
and the next one is Appendix No. 7, which
is a letter from Mayor Duggan regarding
considered on behalf of the Council.
No. 7 is the Order-in-Council dated July 18, 1918
annexation of the Village of North Edmonton
to the City of Edmonton, signed by the
then the Lieutenant Governor
The Hon. the Attorney General
on the date of July 18, 1918, that annexation
extended to include the territory
the limits of the Village of
accordance with the act
is Council signed by order
the said Village

- 5277 -

A (Cont.)

"praying for such annexation.

Therefore, upon the recommendation of the Hon. The Attorney General, the Executive Council advises that the Proclamation of the Lieutenant Governor in Council do issue proclaiming that the territory comprised in the said Village of North Edmonton be annexed to the City of Edmonton on the terms and conditions mentioned in said petition, the said annexation to take effect on, from and after the 22nd day of July, 1912."

And it is signed "Arthur L. Sifton, Chairman".

Now, I will go back to page 4.

THE CHAIRMAN: Mr. Hood, before you resume your reading -- Mr. Barnett, do you think we could carry on until Mr. Hood completes the reading? Very well, Mr. Hood?

A " Let us now take a look at what followed:

In 1933, the City of Edmonton passed a Zoning Bylaw, Bylaw No. 26, providing for the division of the cities into various zones. One of the zones established is district "K", an "Agricultural District". The District of North Edmonton has been zoned as an agricultural district.

Section 14 of the Bylaw deals with construction and the use of land and buildings in an Agricultural district. It deals with such things as the height of buildings, use of front and back yards, use of the property for purposes of farming and animal husbandry. Subsection (6)

...ing for this summer.

Therefore, upon the report

The Attorney General, the

that the Board of

Governor in 1904, I do not

petitioner's complaint

mentioned in the report of

to a terms and conditions

petitioner, the said and

from and after the

And it is signed "Arthur

Now, I will, I am

The RAILROAD: A. Hood, Jr.

Mr. Bennett, do you wish

Mr. Hood completed the work

Let me

in it.

Nothing further, please

invitation of the club

of the same of which

Agitation of the

Edmonton has been

section 15 of the

count down and the

resulting

A (Cont.)

"reads as follows:

Site Area.-

(6) A site area shall be provided of not less than one (1) acre for each dwelling; provided, however, that where the land has been subdivided into blocks of lots a site area may be permitted of an area equal to not less than one-quarter ($\frac{1}{4}$) of the area of the block in which such site is situated.

On February 11, 1935, the City Council passed a resolution preventing the sale of individual lots in outer zones, - this includes the district of North Edmonton - and restricting sale of City property in the outer zones to acreage where only one acre is sold, or extensions to home property.

On May 10th, 1937, the City Council provided that the following clauses should be in all agreements for sale covering City property in a 20 mill zone area. This again included the district of North Edmonton.

'17.(a) It is a condition of the sale of this property that:-

- (1) The said land shall be held by the purchaser as a single unit of land;
- (2) He shall not sell, lease or dispose of said land to anyone except as a single unit of land;
- (3) He will not erect nor permit to be erected more than one dwelling house

State of New York

Section 10. The State of New York is hereby authorized to acquire the property of the State of New York, and to use the same for the purpose of the State of New York.

Section 11. The State of New York is hereby authorized to acquire the property of the State of New York, and to use the same for the purpose of the State of New York.

Section 12. The State of New York is hereby authorized to acquire the property of the State of New York, and to use the same for the purpose of the State of New York.

Section 13. The State of New York is hereby authorized to acquire the property of the State of New York, and to use the same for the purpose of the State of New York.

Section 14. The State of New York is hereby authorized to acquire the property of the State of New York, and to use the same for the purpose of the State of New York.

Section 15. The State of New York is hereby authorized to acquire the property of the State of New York, and to use the same for the purpose of the State of New York.

A (Cont.)

" upon the said land;

(b) The foregoing covenants shall constitute covenants running with the land, and the City of Edmonton shall be entitled to file a caveat against the said land to protect its interest therein.'

On May 22, 1940, City Council concurred in Report No. 16 of the City Commissioners, item No. 2 of which placed the following limitations on sale of city owned land in suburban zones. Again this included the district of North Edmonton.

'In subdivided areas a minimum of one Block (Minimum size approximately $2\frac{1}{2}$ acres), one dwelling only to each parcel;

In unsubdivided areas a minimum of eight (8) acres, one dwelling only to each parcel;

Exception to be granted where the existing owner desired to increase his holdings, without the addition of any dwellings.

As each sale occurs purchaser to enter into a covenant to erect only one building on the lands and not to sell the property except as one unit;

A caveat to be filed in the Land Titles Office to protect the City's rights under such covenants.'

Finally, on July 10th, 1944, City Council concurred in a report submitted by the City Commissioner. This report dealt with City-owned land in the suburban zone - again including

A (Cont.) "the district of North Edmonton - and
reads as follows:

' At its meeting of the 8th May last, Council directed the Commissioners to arrange with the City Solicitor to prepare a general resolution covering City-owned property in the 20 Mill Zone and submit same to Council. The following resolution has accordingly been prepared for your consideration:

1. That in all cases where plans of subdivided land are cancelled into acreage by the City, the land concerned shall not again be resubdivided without the previous consent of the City Council thereto.

2. That land belonging to the City situate in the suburban zone, whether subdivided into building lots or otherwise, shall be sold in parcels of not less than two and one-half acres in area; provided, however, that in any case where the City owns in any one City block in said zone a parcel of land less than two and one-half acres in area, the said condition shall not apply if the Commissioners consider that the sale of such parcel of lesser area will not conflict with the 'small agricultural allotment' principle on which this resolution is founded.

3. That the purchaser concerned in any sale of land belonging to the City in the suburban zone shall be required to enter into a written undertaking with the City whereby such purchaser undertakes to perform and observe the following conditions:

- 5281 -

A (Cont.)

" (a) Not to construct nor permit the construction of more than one dwelling house on a parcel being bought by such purchaser, it being understood that certain accessory buildings, such as garage, barn and chicken house, may also be constructed thereon;

(b) To hold the land so purchased as a single unit of land and not to subdivide the same or any part thereof.

(c) Not to sell nor dispose of the said land except as a single unit of land.

4. That a caveat shall be filed against any parcel of land so sold to protect the City in the carrying out of the conditions of such undertaking.

5. That if any purchaser commits a breach of any of the conditions contained in any such undertaking the proper officials of the City are hereby authorized to take immediate action by way of mandatory injunction or otherwise to compel compliance with the terms of such undertaking.'

It is now possible to draw definite conclusions from these various enactments.

In 1912 the City agreed to develop the North Edmonton District with the necessary utilities as soon as the population in the area would justify such development. However, Bylaw No. 26 of 1933 and subsequent enactments made it impossible for the population in the area to increase. Without modern utilities people would not move into the area in any numbers, and even when they wanted

A (Cont.)

"to people already in the area were prevented selling a few lots for home construction because of section 14(b) of Bylaw No. 26 of 1933 and subsequent enactments. Furthermore the City refused to sell its own holdings in the area except on terms and conditions that would prevent the population in the area increasing.

There can be no question about the fact that the enactment of Bylaw 26 of 1933 and the subsequent enactments referred to constitute a definite breach of faith on the part of the City of Edmonton towards the people of North Edmonton. It could well be argued also that Bylaw No. 26 and other subsequent enactments are illegal as violating the conditions agreed upon between the City of Edmonton and the Village of North Edmonton for the entry into the City of the Village of North Edmonton.

For many years the residents of the District of North Edmonton have been endeavouring to obtain from city officials copies of the conditions under which the village of North Edmonton was annexed to the City of Edmonton, but without success. Yet the City must have on file, if not the documents already cited and referred to in Appendices 1 to 8, at least the exchange of letters with the Government dated March 12 and March 17, 1937. These two letters are attached hereto as Appendix 8 and Appendix 9. We would like to read them at this point."

A (Cont.) This Appendix No. 8 is the letter from the City of Edmonton to the Government dated March 12th, 1937, requesting a copy of the heading of the Petition setting out the conditions for the annexation of the Village of North Edmonton to the City of Edmonton:

"R. Andison, Esq.,
Clerk of the Executive Council,
Government Buildings,
CITY.

Dear Sir:

Recently there were certain residents of North Edmonton made an enquiry to the City Council as to the conditions under which North Edmonton was made part of the City.

On the files of the City I notice a copy of a certified minute of the Executive Council of the Province of Alberta, signed by Donald Baker, dated the 18th of July, 1912, and enclose copy of this for your information. You will notice that the Order provides that the territory therein mentioned is annexed to the City on the terms and conditions mentioned in the petition. The petition and the necessary affidavits in support thereof were sent to the Lieutenant Governor in Council on or about 19th June, 1912.

The purpose of this letter is to ascertain whether there is on record with the Government the petition referred to in the Order in Council, so that the terms and conditions upon which North Edmonton was Incorporated may be definitely known and reported to Council when making a reply to the enquiry.

- 5284 -

A (Cont.) " If you can find this petition I would be greatly obliged if you would let me know and either send me a copy of same or I would be glad to attend at your office and make the necessary copy.

Thanking you in advance for any assistance you may be able to give, I am

Yours truly,

A. Russell
CITY CLERK."

Appendix No. 9 is a letter from the Government to the City dated March 12th, 1937, enclosing copies of all documents forwarded to the government by the City of Edmonton in connection with the annexation of the Village of North Edmonton to the City of Edmonton:

"Dear Sir: Re:- Annexation of the Village of North Edmonton.

Your letter of the 12th instant addressed to R. Andison, Clerk of the Executive Council, has been referred to me for attention.

I enclose herewith copy of petition of the City of Edmonton respecting the above together with copies of original petitions and affidavits and also extracts from the various reports and resolutions dealing with the matter.

With regard to the terms and conditions under which North Edmonton was incorporated I would also call your attention to a resolution adopted by the Edmonton City Council at a meeting held on July 16, 1912 which is quoted in your letter of July 17, 1912, addressed to the Clerk

A (Cont.) "of the Executive Council.

Yours truly,

GEORGE B. HENWOOD
Deputy Attorney General."

Now going back to the brief, page 7:

" The only explanation that can be offered for the reluctance of the city officials to make known to the residents of North Edmonton the contents of the government's letter of March 17, 1937, is the embarrassing situation the City now finds itself in as the result of the enactment of by-law No. 26 in 1933 and subsequent enactments.

These various enactments definitely prevented the district of North Edmonton in participating in the recent general development of the City of Edmonton. In reply to inquiries made, city officials did not hesitate to claim that the object of the by-law referred to was for the purpose of constituting the district of North Edmonton, as well as the entire area lying inside the northern border of the City, a green belt area. The City in recent years has turned down all requests for the development of the area by providing utilities and extending bus service along the Fort Saskatchewan trail to the City limits. As a matter of fact we are informed by reliable government officials that one of the reasons advanced by the City for refusal to develop the area was that most of the property was privately held and consequently home construction could not be guaranteed. Yet at the time city officials

- 5286 -

A (Cont.) "made these statements they knew that the city already had the necessary statutory authority to impose local improvement taxes and thus force development of the area, and that notwithstanding this power the City had already established the area as a green belt area and had effectively prevented home construction in the area.

Finally, the city has refused numerous requests in the past several years by residents of the North Edmonton District for the sale of single lots to people who are desirous of building in the area. Not only this, but where a ratepayer did own eight or more lots and requested permission from the City to put up an additional home on one or more of these lots, either for his own use or for rent or for sale, the request was refused.

We have prepared a map showing the existing boundaries of the City of Edmonton, the boundaries of the City as they were in 1911 and the boundaries of the Village of North Edmonton as they existed in 1911. One has but to look at the map to realize the extent to which the people of the former village of North Edmonton have been badly treated by the City of Edmonton. Not only have the boundaries of the City of Edmonton been increased from time to time since 1911, to take in subdivisions that were not included in the City in 1911, but these additional subdivisions were taken in without any commitments such as were made to the District of North Edmonton. Yet many of these subdivisions are now fully developed

- 5287 -

A (Cont.) "by the City, whereas the district of North Edmonton still remains undeveloped. A look at the map of 1911 will also show that since then the City has extended its boundaries one mile north of its 1911 northern boundary. Yet to this date there has been no development in the existing one mile strip bordering the City on the north. Why this area was ever put into the City of Edmonton has never been explained. Why the City should ask for a further extension one mile north of its present boundary when it has not even developed the one mile strip in its present northern area is beyond our understanding. We feel that before the City of Edmonton should ask for any extension of its boundaries it should develop fully its present undeveloped acreage."

Would you like to look at the map, Gentlemen?

THE CHAIRMAN: I think we would rather look at the map after you have completed and after the adjournment.

A Fine. I will go on:

" It appears to us that the only reason the City is asking for this further extension north is to widen the existing green belt area lying along the northern fringe of the City of Edmonton. If this is the case we cannot protest too strongly against any extension of the City limits, simply to provide the City of Edmonton with a larger green belt area. In this connection, without wishing to repeat everything that has been already stated in the brief submitted to the commission

- 5288 -

A (Cont.) "on behalf of H.R. Milner, Q.C., G.H. Steer, Q.C., and Weiller and Williams Company Limited, we wish to state that we emphatically endorse the position taken therein in connection with the establishment of green belt areas in general. We wish to emphasize particularly, that no green belt area should be established by any governing body, whether it be rural, urban or even the provincial government, without adequate compensation to the residents in a so-called green belt area.

Surely it has been abundantly established that the City is guilty of breach of faith with the residents of the former village of North Edmonton. It is for this reason that the Belmont Ratepayers Association take the stand that they should not be required to come under the jurisdiction of the City of Edmonton, until such time as the City of Edmonton is prepared to develop the area. We have no assurance that the treatment provided to the residents of the Village of North Edmonton would not also be meted out to the residents of our area.

We wish to repeat that the Belmont Ratepayers are not opposed to having their area annexed to the City of Edmonton - at the proper time, but for the reasons already outlined, we submit that the area should not be annexed to the City of Edmonton, until such time as the City is prepared to develop fully the area with all modern utilities.

Submitted on behalf of The Belmont
Ratepayers Association."

11-B-45

G. W. Hood - Submission.

- 5289 -

THE CHAIRMAN: Mr. Hood, it is our custom in the afternoon, for the sake of the Reporters, to have a ten minute break at this time. It will be convenient for you to remain for cross-examination?

A Yes.

THE CHAIRMAN: Thank you very much. Then we are adjourned until 3:20, I guess.

Mr. Garside, I hope you will be able to recover your aplomb before that time.

(At this point the Commission adjourned until 3:20 p.m. and reconvened.)

... Hood, is is out in the afternoon.

the sake of the Reporter, to have a few minutes
this time. It will be convenient for you

for cross-examination?

Thank you very much. Then we are

Mr. Jarvis, I hope you will be able to

(At this point the Commission adjourned)

until 3:30 p.m. and reconvened.)

THE CHAIRMAN: First of all we shall number this brief Exhibit 218E.

BRIEF OF THE BELMONT RATEPAYERS
ASSOCIATION, AS PRODUCED, IS
MARKED EXHIBIT 213E AND PUT IN.

THE CHAIRMAN: May I ask you, Mr. Hood, if you are prepared to leave that map with us?

A Yes.

THE CHAIRMAN: So we can number that as well, Mr. McGruther: Exhibit 219E that will be them.

MAP PRODUCED BY BELMONT RATEPAYERS
ASSOCIATION IS MARKED EXHIBIT 219E
AND PUT IN.

MR. MOFFAT: Mr. Chairman, the Assessment Department has brought over four more exhibits. I am wondering whether this would be a good time to enter them or whether we should leave them to just before adjournment tonight.

THE CHAIRMAN: Well, I think we will leave them. I am anxious that we should get on with the consideration of this brief now. It may be that they will have to stand over until morning, Mr. Moffat.

MR. MOFFAT: Well, that would be all right.

THE CHAIRMAN: All right, Mr. Garside.

Q MR. GARSIDE: Mr. Hood, on page 1 of your brief, at the bottom, you say:

"Accordingly a questionnaire was prepared and discussed with some of the City officials. A delegation attempted to present this questionnaire to the City Council but was unsuccessful in doing so."

Would you tell me the name of the City officials concerned?

A They had a few words with the Mayor, and the other person -- hardly an official -- would be Mr. Dant, that they talked to.

MR. CHAIRMAN: I beg your pardon.

to leave that up with me.

Yes.

MR. CHAIRMAN: So we will

Exhibit 121, that will be

the same as
Exhibit 121
and so

MR. CHAIRMAN: Yes.

ought over the more

this would be a fine

should leave them to

MR. CHAIRMAN: Well, I think

that we should see

brief now. It may be

in the opinion, Mr. Hoff

MR. CHAIRMAN: Well, that would

MR. CHAIRMAN: All right, Mr. Gural

MR. CHAIRMAN: Mr. Hood,

yes.

It is a great

some of the City's

that this expenditure

success in the

at the City

the Mayor, and

and the

the

Q Well, he is an official, all right.

THE CHAIRMAN: You say Mr. Dant?

A Mr. Dant.

Q MR. GARSIDE: And do you know the reason why the matter was not put before the Council?

A No, there was no concrete reason given.

Q The questionnaire, then, was given to the Mayor?

A Yes.

Q Do you know about how long since?

A About two months ago.

Q Do you know if there were any further discussions with the Mayor after the questionnaire was given to him two months ago?

A They attempted to ascertain whether it would go before Council -- I don't know if from the Mayor or not.

Q I would bring to your attention the reading of the petition itself. It says:

"That you annex the Village of North Edmonton to the City of Edmonton, providing that you give us assurance that water, electric light, police protection and all other City conveniences be given us as soon as the development of this part of the City would warrant such."

Now, I take it that that would mean when economic conditions justified.

A I think rather the development of the area.

Q And who was to do the developing of the area?

A Well, both, then, we'll say: both the economic condition of the City as a whole and the development of the area.

Q And the annexation took place in 1912, and two years later

ne is an official, all right.

MR. LAMAR: Now say Mr. Hancy?

Mr. Hancy.

MR. LAMAR: And do you know the two

was not put before the Council?

No, there was no corporate record given.

The questionnaire, then, was given to

Yes.

Do you know about New York

About two months ago.

Do you know if the two were together

the Mayor after the questionnaire

months ago?

They attempted to ascertain whether

Council -- I don't know if from the

I would bring to your attention

itself. It says:

"That you annex the Village of

City of Edmonton, provided that

that water, electric light and

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development of this part of

and

Now, I take it that that would mean that

and under the development of the

who was to be the developer of the

other, then, will say: both the

a whole and the development

a good place in 1912, and the

Q (Cont.) the First World War broke out, and the economic development of this area from 1914 to, I would say, 1920 -- there was no economic development in the area at all, so for that period you could hardly blame the City, could you?

A That's right.

Q Now, I would like also to draw your attention to the fact that to my knowledge police protection in the form of a sub-station was established in North Edmonton, I would say, in the 1920's, early 1920's. Do you know that?

A No, I don't -- is that correct, Mr. Macleod.

MR. MACLEOD: I didn't hear the question.

MR. GARSIDE: I said that police protection in the form of a sub-station was established in North Edmonton in the early '20's.

MR. MACLEOD: I don't know the exact date, but it was around that time, and it was removed since, of course; that was stopped in 1933 or '34.

MR. GARSIDE: Since then you have had patrols?

MR. MACLEOD: Patrols since, yes.

THE CHAIRMAN: These answers, Mr. Hood, you will have to accept as your answers?

MR. HOOD: Yes.

Q MR. GARSIDE: Now, then, from 1920 -- there was a splurge of development from 1920 to 1928 or '29. To what extent did your area develop in that time? Can you tell me that?

A No, I'm not prepared to tell you that; it was not to any great extent.

Q But there was nothing that the City had done to prevent that development?

Chairman: Would

information of this year from 1911

there was no opportunity

to for that period was

could you

It is right.

Now, I would like to

these to be included

sub-section was also

the 1920's and

Yes, only -- in 1912

NAULSON: I

CHARTER: I said

but section was

1912.

CHARTER: I said

that time, and

stopped in 1912

CHARTER: Since

NAULSON: Petrol

CHAIRMAN: These

a year

less

Now, the

made from 1912

- 5293 -

A Not at that time; it wasn't until 1933 that they started to prevent development.

Q Now, I would point out to you that there was a depression in 1929 and 1930, that lasted until practically 1940. You are aware of that?

A Yes, sir.

Q And there was no development around the City at all in that period?

A That's right.

Q Now, coming to this question of the passing of the zoning bylaw, are you aware of the provisions with regard to the procedure that must be undertaken before a zoning bylaw is passed?

A No, I am not.

Q Well, I might tell you that before that zoning bylaw was passed the City engaged a Town Planner by the name of Mr. Tanqueray, and a committee of citizens was formed to discuss the question of a zoning bylaw. Advertisements were published as required by the Act in the local newspapers, the Edmonton Journal and the Edmonton Bulletin; and everyone could, if they had so desired, seen those advertisements, and they could have appeared before various meetings that took place. I would just like to bring to your attention the zoning bylaw -- you are familiar with it, are you?

A Just from having taken part in preparing this brief, yes; we read it over.

Q You are aware that it applies to all sections of the City?

A Yes.

Q And there were large sections of the City on the south

I would I believe not to you

1929 and 1930, that I have

I am aware of that

Mr.

And there was no development

that period?

That's right.

Now, coming to this question of

by law, are you aware of the

the procedure that must be

by law is passed?

Yes, I am not.

Well, I might tell you that before

passed the City engaged

Mr. and

to discuss the question of a

were published as required

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and everyone could it the

Q (Cont.) side that were made agricultural areas?

A That's right; we say each time: of which North Edmonton was one of the districts.

Q Yes; so that you were not singled out?

A No, not in that respect, no.

Q So you have no complaint in that respect?

A No.

Q Now, what is the actual complaint that you make? The passing by the City of the zoning bylaw?

A Yes; now, I would like to point out one thing at this time: I am not a resident or have ever been a resident of the district of North Edmonton. I am a resident of the Belmont area which is presenting this brief, the Belmont Ratepayers Association. We are using North Edmonton as an example of what could well happen to us.

According to the brief, when the North Edmonton District was annexed in 1911 it was annexed with certain conditions, and according to the zoning bylaw those conditions could not be fulfilled because development in the area could not be sufficient even when the rest of the City was developed -- later on, past the depression -- 1938, '39, '40 -- right up until the present time North Edmonton is still being overlooked.

Q You know the purpose of the zoning of these areas into agricultural? It was in accordance with the general use of the area at the time the zoning bylaw was passed.

A Yes.

Q Now, later on, in 1937, it is quite true -- there was a condition mentioned, on page 5, that:

"On May 10th, 1937, the City Council provided that the following clauses should be in all agreements"

- 5295 -

Q (Cont.) Are you aware of the reason why that was done?

A Yes, to prevent formation of villages similar to Jasper Place and Beverly.

Q No, it was not quite that, that was not quite the case; it was to prevent having to -- having settlements occur in those areas, and forcing the heavy expenditure of extending sewer and water -- and it was to prevent that?

A Yes, ultimately, yes.

Q Well, now, could you tell me where you got these exhibits that you have?

A The appendices?

Q Yes.

A They were all obtained from where we could: the later ones from the Department of Municipal Affairs, and the early ones from the old Attorney Generals Department.

Q Do you know when you got them?

A They have all been within the last three weeks; we have been working on it for about three weeks.

Q Because you make some statement here about the difficulty in getting these documents. Now, whom did you see in the Civic Block in order to try to get these documents?

A I think perhaps you're referring to the requests made by the residents of the former District of North Edmonton to obtain copies of the conditions under which the Village of North Edmonton was annexed to the City of Edmonton, and they always had been unsuccessful in doing that.

Q Do you know to whom they applied?

A No.

Q I might say, Mr. Chairman, that about 10 days ago --

of the State of the ...
formation of villages ...

ix.

as not to ... that
to prevent having to ...
these ... and ...
extending power and water ...
... ultimately ...

Well, now, could you tell us what
... have?

The appendices?

Yes.

They were all obtained from
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early ones from the old ...
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because ... some ...
in getting these documents.

That's Black in order ...

... a statement of the ...
... obtain copies of the ...
... of Lord ... was annexed ...
... always had been ...

... applied?

... about 10 ...

Q (Cont.) unofficially -- the first time it came to my attention about 10 days ago -- the Deputy Minister of Municipal Affairs, Mr. Judge, phoned me and asked me if we had anything on file in connection with this matter. I at once went to the City Clerk's office and obtained substantially the information which is in the back of this brief in the form of appendices and sent the material to him. I don't know why you should have had any difficulty whatever in getting that information, if you had gone to the right person.

A Our understanding is that at the time these people could not get a clear picture of what the conditions were under which North Edmonton was annexed to the City of Edmonton.

Q Who was the person who said that?

A I haven't got the name; I could obtain it.

Q Now, there is another question here I would like to get further information on: on page 8:

"As a matter of fact we are informed by reliable government officials that one of the reasons advanced by the City for refusal to develop the area was that most of the property was privately held and consequently home construction could not be guaranteed."

Have you any idea what official of the City gave that information?

A What official of the City?

Q Yes.

A It says a government official.

Q It says, "one of the reasons advanced by the City --"
Do you know whom?

A No.

... about 10 days ago -- the Deputy Minister

...

... anything of this in connection with the ...
... once went to the City Clerk's office ...
... exactly like the information which ...
... this in the form of a ...
... to him. I don't know why you should ...
... however in getting that information ...
... the right person.

Our understanding is that at the time ...
... not get a clear picture of what the ...
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... was the person who said that?

I haven't got the name ...
Now, there is another question here ...

... other ...
"As a matter of fact we have ...

... attempt officials ...
... for ...
most of the property was ...

... if some connection could be ...
Have you any idea what officials of the ...

information?

What officials of the City?

... a government official.

... of the person concerned

Q Who was the government official that gave you that information?

A The Attorney General gave that information to put in the brief. I don't know if he was the official that got the information from the City, but he was the one who received the information.

Q Are you aware of any special difficulties in developing that area where you are?

A The North Edmonton area or our area?

Q I mean the North Edmonton area?

A No, I am not.

Q There are certain difficulties involving sewer and water and levels in that area?

A Very few; the drainage is ideal for sewer.

MR. GARSIDE: That picture will be dealt with by Commissioner Menzies.

THE CHAIRMAN: Yes.

MR. MOFFAT QUESTIONS THE WITNESS:

Q Mr. Hood, Mr. Garside has dealt with the question of the history of this thing: I would like to deal just for a minute with the future of the thing. The area which you represent is the area immediately to the north of the present City limits?

A That's right.

Q Now, I wasn't quite clear from your brief whether you are saying you would like to be part of the City or you would like to be left outside. What is your position on that?

A Our position is that we have no objection -- we do not object to our area being taken into the City of Edmonton -- as a matter of fact, most of us would like to see it come.

SECRET

General gave that information

2. I don't know if he

has the information

who received the information

Are you aware of any other

what was done for

The North Atlantic

I mean the North Atlantic

to, I see

There are certain difficulties

and levels in this area

Very few; the average is about

W. AIRCRAFT: That figure will be

Member.

CONFIDENTIAL

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- 5298 -

Q Now, then, what are the reasons?

A Just one moment -- we do not want to see, however, a repetition of what happened to the District of North Edmonton, where promises were made and their fulfillment prevented.

Q Now, what would you say are the main reasons why the majority of your people would like to be on the other side of the boundary?

A Well, I would think that there are several reasons: services are the big one -- sewer and water facilities; in time to come, perhaps, better school facilities; some, perhaps, are large enough land owners to hope to make a few dollars selling lots.

Q The people you represent, are they primarily land owners, or are they primarily -- I don't like the word, but I think it's the most descriptive we have -- the people that are living in the shack town type of development?

A Our organization are ratepayers.

Q Your organization is the tax paying group; it does not have among its members, then, the group immediately adjacent to 137th Avenue?

A No, we have among our group owners of property, on which, perhaps, shack towns are located, but we do not have any non-ratepayers -- 137th Avenue and 66th Street is what I am referring to.

Q Yes; do you know anything about the arrangements in welfare in that development? Has that been much of a problem?

A Well, it would be much of a problem if it were taken care of in the proper way.

To the President

Dear Mr. President:

I am writing to you

because I am a member of the

organization.

Now, what would you like to

know about our organization?

Let me tell you.

Well, I would like to know

what our organization is all about.

In short, we are a

group of people who

want to make a few dollars

and we are very happy to

do so.

We are a very

small group.

We are a

very small group.

We are a very small group.

We are a very small group.

We are a very small group.

We are a very small group.

We are a very small group.

-5299 -

Q In other words, it has not been taken care of to your satisfaction right now?

A I don't think so.

Q What about in regard to health standards and so on?

A Well, we have a good health unit which is free to anyone in the area, if they want to take advantage of it; but it's pretty hard to control health standards in a development like that; but that is a very small corner.

Q Is it an area that's growing fairly fast? That shack town area?

A They have tried, the council of the Municipal District of Sturgeon has tried to prevent the growth of that area over the last five or six years, particularly.

Q Have they succeeded?

A Partially, they have slowed it down.

Q But it has increased, though?

A Yes.

Q Well, now, taking the other alternative: supposing the area is left outside the City, and suppose the City boundary on the north side stays just where it is, what do you think would happen to development out there? Would it go ahead as fast as it would have --.

A In the shack town area?

Q No, no; I mean the whole thing.

A The development is almost through in the area. We are restricted there to dwellings much the same as in some of the City Bylaws, to one dwelling on a certain number of acres of land, and we cannot subdivide acreages under a certain number of acres.

Q When you say "through" then, you mean through in the sense

Page 10

10. The first of these is the

the second is the

the third is the

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the fifth is the

the sixth is the

the seventh is the

the eighth is the

the ninth is the

the tenth is the

- 5300 -

Q (Cont.) it is stopped?

A I would say very nearly, yes.

Q So that you wouldn't expect any further development materially in the Belmont area if it stays outside?

A Not unless they make further subdivisions, but they haven't for a good long time.

Q Have you made any effort to get N.H.A. loans in respect of housing developments that have been thought of out there?

A Not housing developments, and I may say that I personally tried to get N.H.A. assistance to build my own house.

Q Did you get it?

A No.

Q Do you know what the reason for the refusal was?

A There is only two groups of people that are -- that can obtain the benefit of National Housing: those in the City, and those living on the farm. They referred to my area as a "fringe" area in which there was no provision made for housing loans.

Q Would you think, then, that it is likely that the area would develop much faster if it were inside the City?

A Not without facilities, it wouldn't.

Q Well, do you think it would be able to get facilities more rapidly?

A I don't think it would get facilities if it is left outside the City.

Q Yes, but I am asking you: if it ^{were} brought in do you think the chances are better to be on the inside or on the outside?

A I think you should turn that around again for me.

Q. Now?

A. Very nearly, yes.

Q. Now that you wouldn't expect any further material in the Belmont area if I

for unless they make further suggestions

haven't for a good long time.

Have you made any effort to get a

of housing developments that have been

here?

A. Not housing developments, and I don't

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Did you get it?

Q. Do you know what the reason for that is?

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obtain the benefit of National Housing

City, and those living on the farm.

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Q. If you think, then, that it is better

would develop much faster if it were

Not without facilities, it would

Well, do you think it would be able to

more rapidly?

A. I don't think it would get

later than

Q Would you think your chances would be better if you were on the inside, or that your chances would be better if you were on the outside of the City boundary?

A I think they would be definitely better, eventually, if we were on the inside.

Q Thank you.

MR. BROWNLEE EXAMINES THE WITNESS:

Q Mr. Hood, referring to the last paragraph on page 10 of your brief, the last two or three lines, where you say:

"We submit that the area should not be annexed to the City of Edmonton, until such time as the City is prepared to develop fully the area with all modern utilities" --

Now, in the light of the experience of, what was the Village of North Edmonton, would you be satisfied to be brought into the City, and similarly rely on the discretion of the City Council as to when these modern utilities would be developed, or do you feel that you would only be satisfied with annexation if the annexation gave you some definite guarantees as to the extent of the utility development and the time within which it would take place?

A Well, no, we are so very happy there now as things are, that we would like to stay that way for the sake of our schools and our school buses and our taxes, and yet not being opposed to being annexed to the City -- we would like to be left the way we are until the City needs that area, and when the time comes that the City needs that area for development, and is prepared to develop it, then we would like to go into the City.

Q Well, now, does it follow from that that you feel that annexation shouldn't take place until you can be guaranteed that development?

A Until the proper time, yes; until that time is near at hand, yes.

Q Now, one other question: in connection with the lack of development in the North Edmonton area which you think probably should have taken place, if it hadn't been for the zoning bylaw, do you feel that that lack of development was one of the factors which directed people to Jasper Place where they developed their residential accommodation?

A Yes, it probably was, had quite a bit to do with it.

MR. BROWNLEE: Thank you.

THE CHAIRMAN: Now, have the members of the Commission questions? Mr. Robison?

MR. ROBISON QUESTIONS THE WITNESS:

Q Yes; on page 1, Mr. Hood, I would be grateful if you would tell the Commission who the Belmont Ratepayers Association are?

A A group of taxpayers residing in an area -- it is a legally constituted organization -- I mean, we are an association -- representing the taxpayers in the area two miles west -- one mile west of 50th Street and two miles east of 50th Street and one mile north of 137th Avenue.

Q And in those two sections the City proposes to annex, north of that greenbelt, is that correct?

A The City proposes to annex these ones on the northern boundary of the City. We haven't sufficient representation

... now, 1967 -
... the
... development
... other, yes

... one question
... development in the
... probably
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... of development was
... people
... residential
... Yes, it probably

... WILLIAM: Thank
... THE CHAIRMAN: Now, how
... 1967
... Yes: on page

... would call the
... Association
... of
... really
... we often want
... City of

- 5303 -

A (Cont.) in our organization to warrant -- at least, we don't feel we have -- to warrant representing these people. Our main membership is from this section here, which is the property more largely populated of any sections there.

Q How many members would you have?

A Now, there was so many joined at the last meeting we had just a few days ago -- it was over 40, and I would think there would be another dozen joined at the last meeting.

Q You would have 50 odd members?

A I would think so, very nearly, yes.

Q How many on the executive?

A There is a president, vice president, secretary, treasurer, and one director.

Q And how many persons, taxpayers, live in that area covered by your association?

A Well, this other map here -- oh, taxpayers: I'm not prepared to say; they say there is 249 people living there, but that is men, women and children.

Q Well, then, would you claim to represent the majority of the people in the area?

A Yes; not two thirds, but I think perhaps we have a majority of the people in the area.

Q Now, this brief we have before us, who prepared the brief, Mr. Hood?

A Actually writing the brief out? We prepared it in the organization; we held six meetings, during which time we discussed the line of reasoning we would follow; there were several we could follow, but we felt using the example

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1. "Well, this is
2. How many are there?
3. There are 100
4. and how many
5. of your own
6. Well, this is
7. prepared
8. There are 100
9. Well, this is
10. in the circle
11. This is the circle

- 5304 -

A (Cont.) of North Edmonton as what might well happen to us was what we would follow. Mr. Maynard, a resident in our area, actually prepared the brief.

Q Mr. Maynard, the Attorney General?

A Yes, sir.

Q He prepared this brief?

A With our suggestions and our help at the meetings.

Q Was this brief presented at a full meeting of the association or just the executive?

A No, it was presented to a full meeting of the association, before it was finalized. We had a meeting on Wednesday last at which time the brief was prepared -- or, was presented to 70 people of our area; and the day afterwards we had it finalized with several changes that were recommended at that meeting, and typed out ready to be presented.

Q And therefore it represents your whole constituency, not merely your executive?

A That is correct.

Q Now, let's go over to page 3. At the top of page 3 reads:

"What the City appears to overlook in this contention -- and so on -- you see that paragraph?

A Yes.

Q I ask you: what is the basis for that statement?

A Well, just this: if the reason -- we feel if the reason that they want to take this mile strip in is -- if their only reason is to prevent the formation of a Village like Jasper Place and Beverly in that area, and they take it in to stop that development, then, we don't

in our area, and

Mr. Howard, the 1934

He prepared this

with our suggestions

Was this brief

association

No, it was presented

before it was in

last of which time

up and to 75

where we had

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presented.

And therefore

merely your account

That is correct.

What the City

and you are this

is your

is that

what was

you is to

and that is

and then

- 5305 -

A (Cont.) feel that there is anything to stop that development a further mile north.

Q Yes --

A I am not too well familiar with it but I am aware of it.

Q And I don't suppose you are familiar with much that has come before this Commission in regard to planning?

A Outside of reading the newspapers quite regularly on it.

Q Do you know whether or not the City has expressed any concern over these so called fringe areas and new ones developing?

A Well, I would imagine that was why the Commission -- not this Commission but the other one you refer to -- was formed: in other to help prevent development of such additional areas.

Q What I am suggesting to you, Mr. Hood, is that that statement, as it stands -- "What the City appears to overlook" -- from where I am sitting I don't think the City has overlooked it.

A Oh, I see.

Q I don't think the statement is accurate. Now, there is a statement in the middle of page 3, starting:

"Surely no one, other than possibly officials of the City of Edmonton, would suggest that the City boundaries should be extended to take in, for instance, the Town of St. Albert..."

I can't understand what that phrase: "other than possibly officials of the City of Edmonton" means. Could you explain that?

A Well, I will try; but I must say this: that when 50 members of an organization get together to prepare a brief, all of the members can't concur 100% with everything that

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- 5306 -

A (Cont.) is said, or the brief would never be prepared.

Q That's right.

A I am trying to answer some of these things on behalf of the organization and not on my own behalf.

Q That's right.

A We felt that some of the things brought before the Commission indicated that the City thought they should take these areas because so many of the people living in the area -- working in the areas live in the City, and vice versa: so many people that lived in the areas worked in the City; and we are suggesting that that is a poor reason for wanting to take us in: if all of us or part of us make our livelihood in the City of Edmonton.

Q Well, now, just at that point: how many of your people out there make their livelihood in the City of Edmonton?

A Of our organization, or -- ?

Q Of your membership; what percentage make their livelihood in the City of Edmonton?

A Oh, perhaps 20 to 25%.

Q All right, now; does this statement: "other than possibly officials of the City of Edmonton" -- mean -- or does it imply that the officials of the City of Edmonton are seeking in their annexation or amalgamation proposals, to do something in the way of growth that they shouldn't be doing? That they don't represent the best interests of the City?

A I don't think I should try to answer that. We feel that for our own particular area -- now, we are using an example there of St. Albert, to go from the sublime to the ridiculous

Edmonton.

Edmonton.

There's right.

embody to show some of those old

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There's right.

A little bit some of the things around

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take these areas because as many as

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- 5307 -

A (Cont.) -- we don't want to go in solely for that reason, any more than we feel that the City should reach out and take St. Albert for that reason.

Q The only reason I asked you this, Mr. Hood: it seems to me -- just reading this and not knowing anything about this background at all, that there is a rather unfair implication with regard to the City officials of Edmonton. That's all I am driving at.

THE CHAIRMAN: At least, Mr. Hood, you might agree that it isn't the happiest expression for what you want to get across, which you could have thought of.

A That's correct; several were taken out that I am glad were not read.

THE CHAIRMAN: Well, I'm just wondering, you see.

MR. BLACKSTOCK: You pulled a few of the fangs, did you?

THE CHAIRMAN: I certainly appreciate your frankness, Mr. Hood, and I feel quite sure that that perhaps ^{was} put in by way of by-play rather than a serious suggestion as to what the City wanted.

A Yes.

THE CHAIRMAN: I think so.

MR. ROBISON: And I think so; we don't want you to feel that you are on the spot, but you are up here reading this brief, and presenting it, and you are the man who can answer the questions. Now, when you go back to your association you can tell them what you had to put up with.

A I am making several notes.

Q Now, just at the top of page 7:

"In 1912 the City agreed to develop the North Edmonton District with the necessary utilities as soon as the

...and we have no objection to
...any more the
...and take the
...only reason I asked
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THE CHAIRMAN: At least, Mr. ...
...let's the help and assistance
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...That's correct; several
...were not read.

THE CHAIRMAN: ...
MR. BLACK: ...
THE CHAIRMAN: ...
...and I feel sure that
...way of playing around
...what the City wanted.

...I think so.
...and I think so.
...you are on the spot.
...and presenting
...answer the question
...you can tell them what

Q (Cont.)

"population in the area would justify such development."
Now, reading appendix number 1, it reads:

"... and all other city conveniences be given us as soon as the development of this part of the City would warrant such."

I think that was an unfortunate way to phrase it in 1912, but having regard to the conditions in 1912, I suppose that no one in the world would have phrased it much differently; everything was in a very happy state around here.

A About like it is now, sir.

Q I would say even better, as far as land is concerned.

However, I have asked my colleague, Mr. Blackstock, about this, when you were reading it, and he suggested that no development could take place without population -- and again I think the thing would have been better worded where the appendix has it, not the way it is suggested here.

Now, dropping down to the middle of page 7, it says this:

"It could well be argued also that bylaw number 26 and other subsequent enactments are illegal as violating the conditions agreed upon between the City of Edmonton and the Village of North Edmonton for the entry into the City of the Village of North Edmonton."

I ask you this: have you had legal advice on that?

A A legal man inserted it.

Q The same man who prepared the brief?

(2nd)

"Special action in the area of
on the appendix number 1, 2, 3
... and all other etc. connected
as the development of the
worst case."

I think that was an unfortunate way
but having regard to the conditions
that no one in the world would
differently everything was
here.

A: About like it is now, sir.
Q: I would say, even better, as it is now.
However, I have asked you to
about this, then you were present
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Now, dropping now to the
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And the ...

- 5309 -

A He helped us prepare the brief.

Q Mr. Garside asked you on page 8 about the "reliable Government officials" who gave you the information. I suppose we don't need to go into that; we hope they are all reliable.

On page 9, the second paragraph on page 9:

"If this is the case we cannot protest too strongly against any extension of the City limits, simply to provide the City of Edmonton with a larger green-belt area."

Now, what I am asking in here, Mr. Hood: that is a serious statement that is made there; does this mean that all proposed extensions of the City of Edmonton, as presented to this Commission --.

A How far down on that page are you reading?

Q Right here, the second paragraph, you see, starting with the word "if".

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down on

- 5310 -

A Simply to provide the City of Edmonton with a larger green belt area.

Q It says "any extension" -- does this mean that any place the City thinks they might need a green belt area that you are opposed to it, no matter whether it is in your area or any other?

A No -- "any extension of the City limits" -- our way.

Q Then, that is not well worded, is it?

A No.

Q Now, dropping down to the last sentence in that paragraph on page nine, commencing with the words:

"We wish to emphasis particularly --" I ask you the basis of those words -- "without adequate compensation".

A Well, when a district, as the one in North Edmonton, was zoned -- perhaps not for the purpose of forming a green belt area, but that's what it did, when it established it as an agricultural district it became a green belt area -- and those residents now have sat in that stagnant condition for many, many years, and with no compensation; they haven't the services that we have outside the City.

Q Well, have you or any Member of the Committee responsible for this report made any study of this matter of compensation?

A Not to my knowledge; I haven't -- and to my knowledge it hasn't been done.

Q Do you realize or recognize that it may be a very difficult problem?

A Yes, it would be a very difficult problem to deal with.

Q I would ask you that where you have zoning regulations

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Q No -- very unusual

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A No.

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- 5311 -

Q (Cont.) that increase the value of property, would the man who gets the increase be expected to pay back to the government his increase?

A That would also be a difficult problem.

Q That's another one, you see; and my last question: second last question -- I forgot -- it was on page 8, down at the bottom of the page, the second last sentence, reading:

"One has but to look at the map to realize the extent to which the people of the former ^{village of} North Edmonton have been ^{badly} treated by the City of Edmonton.

What evidence has this Commission that the people of North Edmonton feel that they have been badly treated by the City of Edmonton?

A May I refer to the map, now?

Q No, I want to know what evidence we have got. You say that that comes in this brief, but what do they say? Have we any evidence that the people of North Edmonton feel this way?

A Well --.

Q You of Belmont say that, but what do the people of North Edmonton say?

A Much of our information has come from old residents of the district of North Edmonton, perhaps original district residents of North Edmonton, a lot of this information has come from them, and we decided to use that for an example for our brief.

Q Well, is this Commission to understand that all the inhabitants of the district of North Edmonton feel the way that is indicated here?

A I don't think it says all.

that would be the
last of the
series.

"One has to be
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- 5312 -

Q It says the people of the former village have been badly treated by the City of Edmonton.

A No; yes, well, that is -- one has but to look at the map to realize the extent to which the people of the former village of North Edmonton have been^{badly} treated. They were assured of these things which -- and since they were taken in, many, many other areas have been taken in with no such guarantee of development, and have been fully developed, while North Edmonton still sits.

Q Speaking as a Member of this Commission I don't know anything about how the people in North Edmonton feel. I live in Calgary, and I don't know anything about North Edmonton matters; no one from North Edmonton has told me that they are mad at the City Officials or mad at what has happened; I don't know anything about it. I know that your brief says that some of them must be unhappy, but I don't know about it.

THE CHAIRMAN: Mr. Hood, would it be fair to ask if they have, from time to time, been vocal in their protests or in their objections to the way they have been treated? Now, I, unlike Commissioner Robison, I have lived here for a very long time, and like you I read the newspapers -- I wouldn't say that my memory would be complete on this, but I can't recall any very spirited protest being made by the residents of North Edmonton.

A Well, perhaps not as a body, but several of the residents have, from time to time, when we have been checking into this, several of the residents that have been there for perhaps the full time from 1911 to the present day, and they have definitely voiced their disapproval of the growth in the area; and some of the larger land

- 5313 -

A (Cont.) owners in the area as well.

THE CHAIRMAN: I could certainly understand that they might feel that way, but I wondered what they had done about it, that's all.

MR. ROBISON: Well, I don't think that there is any evidence that there has been anything, as the Chairman puts it, very vocal about it; personally, I have never heard a word about it -- of course, that's not significant, but there is nothing before us to indicate how people in North Edmonton feel.

Now, on page 10, in answer to a question of Mr. Brownlee's -- where he referred to the last paragraph on page 10 -- you said that you did not want to be annexed until the time of development would be near at hand -- those are the words you used.

A Yes.

Q And you were referring to utilities?

A Yes.

Q Now, the analogy is, of course, the same as you have drawn with the village of North Edmonton. Now, supposing that the City took you over, and you agreed because you thought that the time of utility development was near at hand, and then within a couple or three years something happened like 1914, as Mr. Garside says, or 1929 and '30 -- and the plans of mice and men go awry, over economic conditions, could you not or would you not see that all these plans could be destroyed by economic or other processes? It's honest to say, I think, that the City could make a mistake, is it not?

A Yes, and when I said "near at hand" I meant "near at hand". If they just bring -- decided that the City of

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- 5314 -

A (Cont.) Edmonton needs 7000 more houses, and wanted a quarter section of land or a section of land in that district, we would probably be down here clamouring to have it developed.

Q In other words you mean by "near at hand" some contractor is ready to move in --.

A That, or very nearly to that state of affairs, yes.

Q It seems to me, Mr. Hood, in this presentation you haven't realized the implications of planning. The City, legitimately -- and many cities -- have taken land over with no intention of developing it so far as modern utilities are concerned. They have other reasons for taking it over; you realize that?

A Yes.

Q But you don't want to be one of the areas that's taken over on that basis?

A That's right.

Q You want to have full utilities?

A Yes.

Q Are your people in that area the better-off type of citizens, or what are they?

A Well, that's a hard one to ask me.

Q Well, be frank, it's all right.

A Generally I would say no.

Q No?

A I would say generally they are very average, with very few exceptions.

Q Well, what I am trying to get at -- maybe some Members of the Commission could tell me -- is there anything analogous to the famous nineteen and a half square miles south of Calgary?

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- 5315 -

THE CHAIRMAN: Yes, yes I think there is.

MR. ROBISON: The same, eh?

THE CHAIRMAN: Not perhaps to the same extent but still I think the area would compare very well with that.

MR. ROBISON: Well, then, it would be fair to say that it is an area where comfortable suburban living is not out of the question.

THE CHAIRMAN: Oh, well, Mr. Hood would agree to that.

A Yes. Most of us, mind you -- I will speak for myself here -- and many of the other residents have modern homes, as modern as any in the City, with our own sewer and water projects, and we have Calgary Power and we have a rural telephone system of our own.

Q MR. ROBISON: Mr. Garside, you don't want to answer this allegation in the brief that you have repudiated your legal obligations, and you might get yourself into a lawsuit at this stage -- do you?

MR. GARSIDE: I can only say in my own opinion, sir, we haven't committed any violation at all. The history of that district is unfortunate for them, but they are only just a few years behind the others. Another thing I would like to point out is that the City sometimes cannot develop the areas where it chooses. Commissioner Menzies will tell you tomorrow the factors which influence the building projects in this City, and I think it is quite possible that we couldn't get any building opening up in that area at the present time. We haven't neglected the area in the sense of slighting them, it has simply been

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MR. GARSIDE:(Cont.) that the application for areas has been more down town.

Q MR. ROBISON: When you go down to Calgary, Mr. Hood, where do you tell people you are from?

A From Edmonton.

THE CHAIRMAN: Does that complete your examination, Mr. Robison?

MR. ROBISON: Yes, thank you.

THE CHAIRMAN: Mr. Blackstock?

MR. BLACKSTOCK QUESTIONS THE WITNESS:

Q I have one question, Mr. Hood: can you tell me to what extent the City of Edmonton has defaulted in the performance of the assurance that water, electric light, sewer, and police protection would be given?

A To North Edmonton?

Q To North Edmonton.

A The only areas serviced with those facilities in North Edmonton are those along the Fort Saskatchewan Trail and a very little ways beyond.

Q Then, there hasn't been complete default?

A No, not complete default.

Q And were those facilities given as the area along the Fort Trail developed?

A As it developed?

Q As the Fort Trail area developed were these facilities, those utilities put in when the area along the Fort Trail developed?

A I don't know whether the area was developed with the utilities, or before it needed the utilities, or developed after the utilities were provided.

Q But at any rate there has not been complete default?

A No.

THE CHAIRMAN: Mr. Davies?

MR. DAVIES EXAMINES THE WITNESS:

Q Are you on acreage or on a lot?

A I am on acreage.

Q How much is the acreage?

A One city block, two and about three-fifths of an acre.

Q And you are in -- formerly the M.D. of Sturgeon?

A Yes, the Municipality of Sturgeon River now.

Q And did you build a new home recently?

A Yes, within the last four years.

Q You can't qualify for agricultural taxation on that lot, can you?

A No.

Q Can you tell the Commission what your land and what your house is assessed at?

A I can't give you the assessment; I can tell you what my taxes are.

Q How much are your annual taxes?

A \$187.00.

Q MR. ROBISON: What is your mill rate out there?

A It is a mill above or below the City -- of course school is our big problem there.

Q MR. DAVIES: Where do your children go to school? Are they picked up by van?

A They are picked up by a van and transported about seven miles to the Horse Hills School that we built a year ago just north of the Oliver Institute.

Q That's about seven miles from your home?

A Yes, my children are home and in the house twenty-five minutes after school closes.

Q And you have your own septic tank -- sewer system and water?

A Yes.

Q Did you contract your house to be built or did you build it to some extent yourself?

A I built it myself.

Q Are you in a position to -- and have you any objection -- to giving the Commission what the house cost you outside of your own wages, just as an illustration of this type of building.

A Well, I don't know why you want the answer, but --.

Q We are interested in what can be done outside of the City by people who get the opportunity to do some of their own building.

A Well, this house is comparable in size and quality to a \$12,000.00 house in the City.

Q MR. ROBISON: How many square feet?

A About 1300 -- between 12 and 1300 square feet; and I would say the actual dollars that went into it were maybe \$7,000.00 -- or under -- that would be high.

Q Mr. DAVIES: And how far are you located exactly north of the existing City boundaries?

A One half mile.

Q And did I understand you to say that all development in that area was at present frozen by the Municipal District of Sturgeon under their sub-division restrictions and zoning by-laws?

A Yes; in many cases it is restricted -- you see, these sub-divisions were made many years ago, and most of the acreages are built on; I would say 90% or more of

- 5319 -

A (Cont.) the acreages are built on and cannot have further dwellings built on them. We can build barns and so on like that, but no dwellings.

MR. ROBISON: Has Mr. Maynard a farm out there?

A It is the Murray Hill Stock Farm -- I would think it would be about 30 acres, somewhere around that.

MR. ROBISON: That is his residence?

A Yes sir.

Q MR. BLACKSTOCK: Then you are actually under the same type of restriction now as applied to the old village of North Edmonton?

A Very close; I mentioned that there too, it is very close to the same restriction as they imposed.

Q MR. BLACKSTOCK: So that if you came into the City you would be no worse off than you are now?

A That is debatable.

MR. BLACKSTOCK: From that point of view.

A From that point of view -- there was two avenues of approach to the Commission on our stand: one was what we did on this comparison basis; the other was to tell the Commission how happy we were with what we had there, and what we had there in the way of school. Now, one of our questions that we sent to the City was probably the question that was most asked by the members of our community pending development of the area: what is the proposal of the City regarding school facilities for the children in the area? That was our biggest concern. We have a seven-room fully modern school with shop.

MR. DAVIES: At Horse Hills, seven miles away?

A Yes.

Q What school division is that? Sturgeon?

A I don't know what they call it now since it was changed a week ago, but it was Sturgeon.

Q MR. ROBISON: As an individual Member of this Commission I appreciate very much the frank way in which you answered questions. You have done the best you could with a rather difficult subject, and if that is any consolation to you when you go back to your people -- that at least they sent a good representative in my opinion to this Commission -- as an individual -- apart altogether from the merits of the brief.

A Thank you.

MR. BLACKSTOCK: Which I completely agree with, Mr. Hood.

A Thank you Mr. Blackstock.

THE CHAIRMAN: Mr. Hood, I have been conferring with Commissioner Hayes: he wants to ask you one or two or three questions, and I am going to defer adjournment so as to avoid your having to come back tomorrow, if that is agreeable to you.

A That's very thoughtful of you.

THE CHAIRMAN: Will you go ahead, Mr. Hayes.

MR. HAYES: Did you remark that this territory, the old North Edmonton Territory, was easily drained?

A Yes, it is on a good slope for drainage; there are low spots, but nothing to compare with Parkallen or McKernan Lake or many, many of the districts built on on the southside of the city.

MR. HAYES: ^{west}
Q /Would you indicate on that map there how far/that territory of the old village of North Edmonton went?

- 5321 -

A This, according to our map, in green, is the original village of North Edmonton.

Q MR. HAYES: How far west of that area would you say is within that area that could be easily drained?

A Right to the river.

Q MR. HAYES: From how far west?

A Oh, how far west? -- Oh, the situation doesn't start to get too bad until probably at 97th Street.

Q MR. HAYES: From there east it's reasonably good?

A From there east it's good; from there west there is quite a drop over towards the Sturgeon.

Q MR. HAYES: The drainage is northwest, then, is it?

A From over in here the drainage is northwest; from here the drainage is southeast.

Q MR. HAYES: What kind of development do you think is going to take place towards St. Albert?

A Speaking as an individual?

Q MR. HAYES: Yes, as an individual.

A Well, with the cement plant, I don't know; before that, a fairly good residential district -- I should say a suburban type residential district.

- 5322 -

Q MR. HAYES: Do you think there is a good chance of development if it's not ruined by industry, is that the idea?

A I would think yes; I have been out that way -- and mind you, I pick this area over that -- I looked for four years for my residence and picked this one in spite of North Edmonton.

Q MR. HAYES: If you picked a second choice, as it were, would you indicate there where it might be?

A Well, my wife picked that one.

Q MR. HAYES: In this series of questions that you submitted, did I understand you to say that you were unable to get information on those?

A We got very little, if any information, and we got no concrete information of any kind.

Q MR. HAYES: Well, now, in view of what Mr. Garside has said, possibly you didn't ask the right one; might I suggest to you that you get in touch with Mr. Garside?

A We certainly will. I would think the Mayor would have been in a position to tell us who to go to, and if not, Mr. Dant.

Q MR. HAYES: You would assume so, that's right. I think you had the right idea to go to the Mayor, but -- .
I won't say any more.

Q MR. DAVIES: How far off the St. Albert Trail is your home?

A Off the Fort Trail.

Q MR. DAVIES: I mean the Fort Saskatchewan Trail, yes.

A My particular home is right there, that is my acreage.

Q MR. DAVIES: How do you get to it? Off the Trail?

A Right at the City limits, right at the northeast

A (Cont.) corner of the City, one half mile north and one quarter of a mile west; and visitors are welcome at any time.

THE CHAIRMAN: Thank you. Mr. Hood, I think Dr. Harries has a question or two.

Q DR. HARRIES: Just one question: Mr. Moffat made reference to a shack town on 137th Avenue and -- ?

A 66th Street.

Q DR. HARRIES: Is that all outside the City?

A No. That particular shack town he referred to is outside the City, but there are shack towns as bad and worse west of 66th Street, south of 137th Avenue.

Q DR. HARRIES: So there are shack towns as bad or worse inside the City?

A Yes.

Q DR. HARRIES: Then, at the top of page three you said that -- your brief states:

"What the City appears to overlook in this contention is the fact that even if its boundaries are extended, it is still not in a position to prevent the development of the area adjoining the extended boundaries. All it has accomplished is to compel people who do not wish to build in the City to go farther out."

Now, you are not familiar with the planning regulations in the area, but I presume from what you have said that you know that there are regulations governing subdivision and so on?

A Yes.

Q DR. HARRIES: On the edge of the City?

A Yes.

Q DR. HARRIES: I was wondering if in making that statement your group has assumed that the same planning regulations as now apply would apply if the City were extended, say, a mile, and whether that was your reason for making the statement?

A Which exact statement are you referring to now?

Q DR. HARRIES: If the boundaries are extended -- "all it has accomplished is to compel people who do not wish to build in the City to go farther out."

A Yes, we assume from that that people like ourselves who want the privilege of living near the City, near a City such as Edmonton, and yet not in the City, would naturally go another mile farther out; and the same development that is taking place here would likely take place there, if it could be subdivided for that purpose.

Q DR. HARRIES: Thank you.

MR. HAYES: Mr. Hood, did you say that there were some large land holders in North Edmonton?

A In North Edmonton?

MR. HAYES: Yes.

A Yes -- well, I say "large": seventeen or eighteen acres, which is large for the City.

MR. HAYES: But there are some, and it is subdivided land?

A It was subdivided land, and then I believe it was cancelled out into acreage again as much land was done -- I can't give you the date, but much land was cancelled out and put back into acreage again.

MR. HAYES: And it could not be re-subdivided --?

A Without permission of City Council.

MR. HAYES: And they could hold up development there if they wouldn't okay subdivision?

A Some of that property -- the one landowner I know well -- some of that property is being developed this year because it happens to be on the trunk line which is going out to service St. Mary's Home -- that is they are servicing a district so many yards each side of that line that is going out to St. Mary's Home.

MR. HAYES: St. Mary's Home; would you indicate where that is on the map?

A St. Mary's Home is right on the boundary of the City a quarter of a mile west of 50th Street; it's directly below me one half mile.

MR. HAYES: What is the acreage that you could say was available for residences, what acreage?

A Under our present system?

MR. HAYES: No, no, the whole area that you say, North Edmonton there?

A In North Edmonton or in our area?

MR. HAYES: No, no, in North Edmonton, within the City limits. What acreage do you estimate is available right now for development?

A Well, much more than half the section, well over half.

MR. HAYES: That's over half a section has not been developed?

A But some of that, of course, is in a naturally industrial area because of the railway track and one thing and another like that; the portion that would be residential would probably be north of a line

my mother's own belief was
of that property -- the fact
-- some of that property

is your business, it happens --
a certain thing out to be true --
that is they are believing that
each side that is
Mary's House.

MR. WATKINS: Of course some
thing is on the

of the House is a great
a quarter of a mile west
directly across the field

MR. WATKINS: What is the
available for research

under our present eyes

MR. WATKINS: No, no, no

Remember the

In North Carolina

MR. WATKINS: No, no, no

What is the

right now for development

Well, more and more and the

HAYWARD: That's over half

developed?

some of

A (Cont.) drawn somewhere through here. This corner in here would probably fall into industrial.

MR. HAYES: What is that area there that's in white pretty well there?

A This one here?

MR. HAYES: Yes. What is that?

A I guess just unsubdivided land, much the same as these others.

MR. HAYES: Well, that's quite an acreage right there, how much acreage -- .

A Now, you see, this is not in the old village of North Edmonton. This is one of the districts -- while one is referring to the map -- this is another one of the districts that the City took in after the promises were made to the village of North Edmonton. Then they took in this district -- this is, according to Mundy's map, the City boundary, this red line.

MR. HAYES: And this is a mile from this, from the old boundaries, 1911, to the present boundaries, 137th Avenue?

A Yes, and these other sections were sold as -- to widen its boundaries, and many of these areas -- well, these were not brought in to widen --

MR. HAYES: How much of this area in here is now fully developed?

A Most of the available acreage is still undeveloped.

MR. HAYES: Would you say that if the City were more or less bulging at the seams that there was room for expansion out in that area?

A Yes, and it's the finest area for residential expansion

... news through her
a really wonderful fall into Indian
... that they there was

... notice

... now and a message --
How, you see, this is not in the
... which one is returning to
... the promises were not so
... it, according to
... this red life

... Mr. May's ...
... himself, self ...
... Avenue?

A Yes, ... of these other ...
... the ...
... those were not brought
... much of it

A (Cont.) around the City, because of the view and because of drainage -- and everything, as far as we are concerned.

MR. HAYES: What would you suggest is the cause of the lack of development there?

A Well, we have no personal opinion on that -- .

THE CHAIRMAN: We are going to find that out from Mr. Menzies tomorrow.

MR. MOFFAT: You say it has the finest drainage and the finest view; were you talking of inside the present City limits?

A We have been speaking of both, Mr. Moffat, and it is a little confusing.

MR. HAYES: What I had particular reference to was within the City limits as at the present time?

A There is a large acreage over here, from 97th Street over past 82nd Street -- and this area over here is an area that overlooks the entire City, and that is a good district provided the North Edmonton packing plants and industrial area doesn't halt development out that way.

MR. MOFFAT: What is the area there with the good view?

A There is a crown of hills; it is the height of land and my place is within twenty feet of the height of land surrounding the City of Edmonton, and this crown of hills runs pretty well northwest.

THE CHAIRMAN: Now, have you any other information which we must get from Mr. Hood? Well, then, Mr. Hood, we are very grateful to you for coming and for the information you have given us; and for your association we would be glad if you would tell them that

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THE CHAIRMAN: (Cont.) we are not discommoded by the fact that, as they thought, they were a bit late in making up their minds; it comes in at a very opportune time.

MR. GARSIDE: Mr. Pollock, the City Assessor, has handed me a memorandum to the effect that this area in North Edmonton has always had a low assessment, in the 20 mill rate.

A That was within the portion, sir, of this agricultural area -- all these agricultural areas have the same, 20 mills.

THE CHAIRMAN: I think we can adjourn now; we will adjourn now until 9:45 tomorrow morning.

(At 4:25 p.m., this date, the Commission stood adjourned until 9:45 a.m., Wednesday, the 9th day of March, 1955).

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